

PARKING LEASE

Sent 2nd  
day 5/24/05  
ID 900013021  
1 STALL  
Lot #3

Lease made this 24th day of May, 2005,  
between the City of Manitowoc, a municipal corporation, hereinafter called "Lessor",  
and **Grape, Grain & Bean, 816 S. 8th St., Manitowoc, WI 54220**, hereinafter called  
"Lessee".

For valuable consideration, the parties hereto agree as follows:

1. Location. Lessor hereby leases to Lessee One (1) parking stalls described as follows: One (1) leased stall(s) in the S. 9th & Quay Street parking lot, Sign Number(s) 306, as shown on the attached map  
308
2. Duration. The lease term shall commence on June 1, 2005 and terminate on May 31, 2006, except as provided in paragraph 4.
3. Rental Terms. The rate for the lease term shall be \$250.00 per stall, for a total rent of \$250.00, plus sales tax. Said rent shall be payable in advance or at Lessee's option, Lessee may pay one-half (1/2) of the total rent in advance and the balance on or before the six month anniversary of the commencement of the lease term.
4. Renewal. Lessee shall notify Lessor at least thirty (30) days prior to the expiration of this lease in the event Lessee wishes to renew this lease on such terms as may be mutually agreeable to the parties. Nothing in this section shall, however, shall be construed to require renewal of this Lease by the City for any subsequent period in accordance with the terms of this Lease shall be renewed for such period in accordance with the terms of this Lease.
5. Use. The parties hereto agree that the premises hereunder are herewith rented to the Lessee shall be used for the purpose of parking and no other purpose.
6. Maintenance. Lessee shall maintain the premises in clean condition and good order throughout the lease term. The Lessor may plow snow at its convenience from the rented parking stalls, but shall not be obligated to do so. The rented stall shall be kept vacant during such times as Lessor may direct to facilitate any snow removal, construction or maintenance undertaken by Lessor, and parking tickets may be issued to Lessee for failure to comply.
7. Signs. In addition to the rent set forth in paragraph 3, the Lessee shall pay to the Lessor a fee of \$8.00 per stall before the commencement of this Lease for a sign to be furnished by the Police Department designating the space as a rented stall. Lessor may waive this requirement if a sign acceptable to Lessor has been previously installed by Lessee.

Call 684-4647  
Pat Mecca  
2827 S 15 St

8288-089

8. Indemnification. Lessor shall not be liable for any personal injury, death or property damage sustained by Lessee, any employee or agent of Lessee or any other person on the rented premises or as a result of, or in connection with, their operation as a parking lot, and Lessee shall indemnify Lessor against, and save Lessor harmless from, any such liability or claim of such liability, where the injury or damage occurs during the term of this Lease or as a consequence of any occurrence during the term of this Lease.


9. Cancellation. This Lease may be cancelled by the City of Manitowoc upon notice to the Lessee. In the event the City cancels this Lease, it will endeavor to locate alternative parking for the Lessee. If alternative parking on City property is unavailable, the Lessee shall be entitled to a pro-rata refund of the rent paid hereunder.

10. Assignment. The Lease shall not be assignable by either party without the written consent of the other.

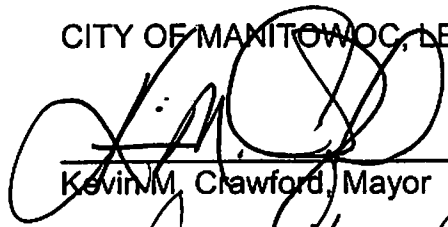
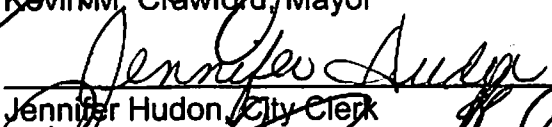
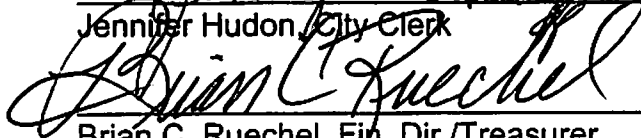
11. Parties Bound. It is mutually agreed that the terms and conditions of this Lease shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and/or assigns.

IN WITNESS WHEREOF, Lessor has caused this instrument to be signed by the Mayor and countersigned by the City Clerk and Finance Director/Treasurer and the Lessee has caused this instrument to be properly executed on the date and year first above written.

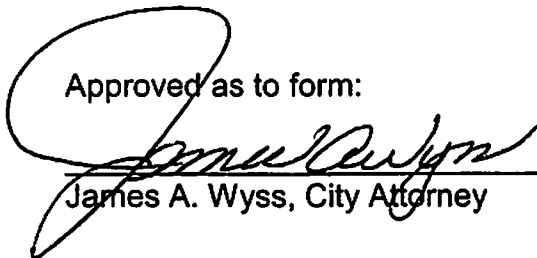
LESSEE:

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY OF MANITOWOC, LESSOR:

  
\_\_\_\_\_  
Kevin M. Crawford, Mayor  
  
\_\_\_\_\_  
Jennifer Hudon, City Clerk  
  
\_\_\_\_\_  
Brian C. Ruechel, Fin. Dir./Treasurer

Approved as to form:

  
\_\_\_\_\_  
James A. Wyss, City Attorney

FEB 7 2005

WATER ELEVATION = 578.41 (11/22/99)

MANITOWOC RIVER

N 78°33'24" 30' 37" E  
626.

585

SHEET PILING

CONTRACT DWTS

CONCRETE WALL

SHEET PILING

HANDICAPPED

PUBLIC PARKING FOR CITY HALL PATRONS ONLY UNLIMITED

Americollect

Americollect, Inc.  
PO Box 1566

156.50'  
S 100° 36' 28" 73" W



ENCR *12	HANDLOS
MINKEL *11	BONEN
ENCR *13	YOUNG
MALONEY *900	LEVENDUSKY
BRAUN	ZUNKER
NETZLER *901	SALZMAN
NEUSER, R *906	PETERSON
KIPPING	GIEGER



SAMZ	P8	1 HR.
NEUSER, D	P8	1 HR.
MCCONNELL	P7	1 HR.
DRIDA	P6	1 HR.
KUMBALEK	P5	1 HR.
FISCHER	P4	1 HR.
ROLLAND	P3	1 HR.
NEFF	P2	1 HR.
WHITE	P1	1 HR.

Grapp, Grain & Bean 816 S 8th St.

Rummel's 820 S 8th St.

Schubert

Robert LaPrade 822A S 8th St.

Rev. 02/11/84

QUAY STREET

LOT #3

LOT #3

CITY CLERKS OFFICE

MAY 1 6 2003

RECEIVED

DATE	INVOICE NO
4/27/2011	0010152

<b>BILL TO</b>
GRAPE GRAIN & BEAN 816 S 8TH ST MANITOWOC, WI 54220

DUE DATE
6/1/2011

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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CLERK - One Stall located in S. 9th and Quay Street Parking Lot. Annual Lease 6/1 - 5/31. \$250 per stall plus sales tax. Automatic renewal upon acceptance of rent by City. Sign Nos. 306.:

PARKING LEASE	1.00	250.00	250.00	0.00	0.00	250.00
TAX	1.00	12.50	12.50	0.00	0.00	12.50
<b>INVOICE TOTAL:</b>			<b>262.50</b>	<b>0.00</b>	<b>0.00</b>	<b>262.50</b>

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6962

Customer Name: GRAPE GRAIN & BEAN  
Customer No: 000949  
Account No: 0000971

DUE DATE	INVOICE NO
6/1/2011	0010152



Please remit payment by the due date to:

City of Manitowoc  
900 Quay St  
Manitowoc, WI 54220-

*PAID*

INVOICE BALANCE: \$262.50  
AMOUNT PAID: \_\_\_\_\_



DATE	INVOICE NO
4/24/2012	0014044

<b>BILL TO</b>
GRAPE GRAIN & BEAN 816 S 8TH ST MANITOWOC, WI 54220

DUE DATE
5/31/2012

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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clerk - One stall located in S. 9th and Quay St. Parking Lot. Annual Lease 6/1 - 5/31. \$250 per stall plus sales tax. Automatic renewal upon acceptance of rent by City. Sign No. 306.:

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Customer No: 000949  
Account No: 0000971

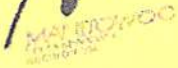
DUE DATE	INVOICE NO
5/31/2012	0014044



*PD 5-3-12*

Please remit payment by the due date to:  
City of Manitowoc  
900 Quay St  
Manitowoc, WI 54220-

INVOICE BALANCE: \$262.50  
AMOUNT PAID: \_\_\_\_\_



DATE	INVOICE NO
4/15/2013	0017632

<b>BILL TO</b>
GRAPE GRAIN & BEAN 816 S 8TH ST MANITOWOC, WI 54220

DUE DATE
5/31/2013

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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clerk - Leased parking stall #308 in City Hall Parking Lot June 1, 2013 to May 31, 2014. \$250 per stall plus sales tax. Automatic renewal upon acceptance of rent by City.:

PARKING LEASE	1.00	250.00	250.00	0.00	0.00	250.00
TAX	1.00	12.50	12.50	0.00	0.00	12.50
<b>INVOICE TOTAL:</b>			<b>262.50</b>	<b>0.00</b>	<b>0.00</b>	<b>262.50</b>

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6950

Customer Name: GRAPE GRAIN & BEAN  
Customer No: 000949  
Account No: 0000971

DUE DATE	INVOICE NO
5/31/2013	0017632



Please remit payment by the due date to:

City of Manitowoc  
900 Quay St  
Manitowoc, WI 54220-

PA

INVOICE BALANCE: \$262.50  
AMOUNT PAID: \_\_\_\_\_



DATE	INVOICE NO
4/23/2014	0021045

<b>BILL TO</b>
GRAPE GRAIN & BEAN 816 S 8TH ST MANITOWOC, WI 54220

DUE DATE
5/31/2014

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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clerk - Leased parking stall #308 in City Hall Parking Lot June 1, 2014 to May 31, 2015. \$250 per stall plus sales tax. Automatic renewal upon acceptance of rent by City.:

PARKING LEASE	1.00	250.00	250.00	0.00	0.00	250.00
TAX	1.00	12.50	12.50	0.00	0.00	12.50
<b>INVOICE TOTAL:</b>			<b>262.50</b>	<b>0.00</b>	<b>0.00</b>	<b>262.50</b>

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6962

Customer Name: GRAPE GRAIN & BEAN  
Customer No: 000949  
Account No: 0000971

DUE DATE	INVOICE NO
5/31/2014	0021045



Pay this invoice by debit/credit card at [www.manitowoc.org/paymybill](http://www.manitowoc.org/paymybill) (a service fee is added) OR Please remit payment by the due date to:

City of Manitowoc  
900 Quay St  
Manitowoc, WI 54220-

*PO 4-25-14*

INVOICE BALANCE: \$262.50  
AMOUNT PAID: \_\_\_\_\_



DATE	INVOICE NO
4/29/2015	0023844

<b>BILL TO</b>
GRAPE GRAIN & BEAN 816 S 8TH ST MANITOWOC, WI 54220

DUE DATE
5/29/2015

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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Leased Parking Stall in So. 9th and Quay St. Lot, #308. Annual lease 6/1 - 5/31. \$250 per stall plus sales tax. Automatic renewal upon acceptance of rent by City::

PARKING LEASE	1.00	250.00	250.00	0.00	0.00	250.00
TAX	1.00	12.50	12.50	0.00	0.00	12.50
<b>INVOICE TOTAL:</b>			<b>262.50</b>	<b>0.00</b>	<b>0.00</b>	<b>262.50</b>

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For questions please contact us at (920) 686-6950

Customer Name: GRAPE GRAIN & BEAN  
Customer No: 000949  
Account No: 0000971

DUE DATE	INVOICE NO
5/29/2015	0023844



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City of Manitowoc  
900 Quay St  
Manitowoc, WI 54220-

*Paid*

INVOICE BALANCE: \$262.50  
AMOUNT PAID: \_\_\_\_\_



DATE	INVOICE NO
4/27/2016	0026639

<b>BILL TO</b>
GRAPE GRAIN & BEAN PAT MECCA 2827 S 15TH ST MANITOWOC, WI 54220

DUE DATE
5/31/2016

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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Leased Parking Stall in So. 9th and Quay St. Lot, #308. Annual lease 6/1 - 5/31. \$250 per stall plus sales tax. Automatic renewal upon acceptance of rent by City:

PARKING LEASE	1.00	250.00	250.00	0.00	0.00	250.00
TAX	1.00	12.50	12.50	0.00	0.00	12.50
<b>INVOICE TOTAL:</b>			<b>262.50</b>	<b>0.00</b>	<b>0.00</b>	<b>262.50</b>

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6950

Customer Name: GRAPE GRAIN & BEAN  
Customer No: 000949  
Account No: 0000971

DUE DATE	INVOICE NO
5/31/2016	0026639



Pay this invoice by debit/credit card at [www.manitowoc.org/paymybill](http://www.manitowoc.org/paymybill) (a service fee is added) OR Please remit payment by the due date to:

City of Manitowoc  
900 Quay St  
Manitowoc, WI 54220-

INVOICE BALANCE: 98. \$262.50  
AMOUNT PAID: \_\_\_\_\_



DATE	INVOICE NO
4/27/2017	0028683

<b>BILL TO</b>
GRAPE GRAIN & BEAN PAT MECCA 2827 S 15TH ST MANITOWOC, WI 54220

DUE DATE
6/1/2017

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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One Leased parking stall(s) in S. 9th and Quay St. Lot, #308. Annual Lease 6/1 ? 5/31. \$250 per stall plus sales tax. Automatic renewal upon acceptance of rent by City.:

PARKING LEASE	1.00	250.00	250.00	0.00	0.00	250.00
TAX	1.00	12.50	12.50	0.00	0.00	12.50
<b>INVOICE TOTAL.:</b>			<b>262.50</b>	<b>0.00</b>	<b>0.00</b>	<b>262.50</b>

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6962

Customer Name: GRAPE GRAIN & BEAN  
Customer No: 000949  
Account No: 0000971

DUE DATE	INVOICE NO
6/1/2017	0028683



Pay this invoice by debit/credit card at [www.manitowoc.org/paymybill](http://www.manitowoc.org/paymybill) (a service fee is added) OR Please remit payment by the due date to:

City of Manitowoc  
900 Quay St  
Manitowoc, WI 54220-

Pa

INVOICE BALANCE: \$262.50  
AMOUNT PAID: \_\_\_\_\_

# CITY OF MANITOWOC

WISCONSIN, USA  
www.manitowoc.org



May 22, 2018

*Deleted  
this invoice  
not renewing*

Grape Grain & Bean  
Pat Mecca  
2827 S. 15<sup>th</sup> St.  
Manitowoc, WI 54220

RE: Leased Parking Renewal

Dear Ms. Mecca:

Enclosed is an invoice for renewal of your leased parking stall in the S. 9<sup>th</sup> and Quay Street lot. The City is currently in the process of reevaluating the leased parking system in place, and as a result, has decided to renew parking leases through December 31, 2018.

The invoice is prorated for seven months of leased parking starting June 1, 2018 through December 31, 2018. You will be notified of any changes to the parking policy prior to the end of this new lease term.

Your lease is renewed through December 31, 2018 upon receipt of full payment of the invoice.

If you have any questions, don't hesitate to give me a call at 920-686-6950.

Very truly yours,

DEBORAH NEUSER  
City Clerk

DN:mrk

Enclosure



DATE	INVOICE NO
5/22/2018	0080585

<b>BILL TO</b>
GRAPE GRAIN & BEAN PAT MECCA 2827 S 15TH ST MANITOWOC, WI 54220

DUE DATE
6/22/2018

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 0.00

CLERK - One leased parking stall in S. 9th and Quay St. Lot, #308. Lease 6/1/18-12/31/18. \$250 per stall plus sales tax prorated for 7 months. Automatic renewal upon acceptance of rent by City.:

PARKING LEASE	1.00	145.83	145.83	0.00	0.00	145.83
TAX	1.00	7.29	7.29	0.00	0.00	7.29
<b>INVOICE TOTAL:</b>			<b>153.12</b>	<b>0.00</b>	<b>0.00</b>	<b>153.12</b>

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6950

DUE DATE	INVOICE NO
6/22/2018	0080585

Customer Name: GRAPE GRAIN & BEAN  
 Customer No: 000949  
 Account No: 0000971



Please remit payment by the due date to:

City of Manitowoc  
 900 Quay Street  
 Manitowoc, WI 54220-

Invoice Total: 153.12  
 Discounts: 0.00  
 Credit Applied: 0.00  
 Ending Balance: 153.12

**INVOICE BALANCE: \$153.12**  
**AMOUNT PAID: \_\_\_\_\_**



DATE	INVOICE NO
5/22/2018	0080585

<b>BILL TO</b>
GRAPE GRAIN & BEAN PAT MECCA 2827 S 15TH ST MANITOWOC, WI 54220

<b>DUE DATE</b>
6/22/2018

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 0.00

CLERK - One leased parking stall in S. 9th and Quay St. Lot, #308. Lease 6/1/18-12/31/18. \$250 per stall plus sales tax prorated for 7 months.  
Automatic renewal upon acceptance of rent by City.:

PARKING LEASE	1.00	145.83	145.83	0.00	0.00	145.83
TAX	1.00	7.29	7.29	0.00	0.00	7.29
<b>INVOICE TOTAL:</b>			<b>153.12</b>	<b>0.00</b>	<b>0.00</b>	<b>153.12</b>

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6950

Customer Name: GRAPE GRAIN & BEAN  
Customer No: 000949  
Account No: 0000971

<b>DUE DATE</b>	<b>INVOICE NO</b>
6/22/2018	0080585



**Please remit payment by the due date to:**

City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220-

Invoice Total: 153.12  
Discounts: 0.00  
Credit Applied: 0.00  
Ending Balance: 153.12

**INVOICE BALANCE: \$153.12**  
**AMOUNT PAID: \_\_\_\_\_**