

NOTICE TO VACATE

(FIVE DAY NOTICE)

NAME: _____

ROOM: _____

DATE: _____

You have **FIVE** days from today, with a **6:00PM** deadline, to **VACATE** the premises. Please clean out your room and return your keys to me before the deadline. The reason(s) for this notice is/are checked below:

_____ Failure to pay rent. Amount owed is \$ _____ (Full amount due in five days to avoid vacating).

_____ Violation of rules. Specifically, _____.

_____ Other. _____.

- **Note that this five day notice is all that is needed before you must vacate. There is no formal serving of notice, nor court order necessary for tenants in rooming houses, or hotels. If you have not vacated by the deadline, the police will be called and will escort you from the building.**

Tenant, Or Witness Signature _____

Dave Larson
Building Owner

736 S. 3rd St
Exh. 9

Tue

4

	Initials	Date
Prepared By		
Approved By		

ARTHUR HELMENSTEIN

WH 70- S/D 70-

		1	2	3	4
		AMT DUE	AMT PAID	BAL	
2000					
9	20 S/D	70-			1
	Rent to 10/2	140		210-	2
	Pay on A/C		210-		3
10	7 Rent to 10/24	70			4
17	Pay on A/C		80	30-	5
24	Rent to 10/31	70		90-	6
24	Pay on A/C		70	20-	7
28	Rent to 11/6	70		90-	8
31	Pay on A/C		90	-0-	9
11	4	70	0	70	10
11	11	70	0	140	11
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Sat.

*over 10

	Initials	Date
Prepared By		
Approved By		

		1	2	3
Name: <u>Tyrone Anderson</u>		Amount Due	Amount Paid	Balance
Room #: <u>718</u>				
Rent: <u>\$80</u> Sec. Dep.: <u>\$80</u>				
1	4-7-01 Security Deposit	80	80	0
2	4-7-01 Rent To 4-14	80	80	0
3	4-14-01 Rent To 4-21	80	80	0
4	4-21-01 Rent To 4-28	80	80	0
5	4-28-01 Rent To 5-5	80	80	0
6	5-5-01 Rent To 5-12	80	80	0
7	5-12-01 Rent To 5-19	80	60	20
8	5-19-01 Rent To 5-26	100	80	20
9	5-26-01 Rent To 6-2	100	0	100
10	6-2-01 Rent To 6-9	180	180	0
11	6-9-01 Rent To 6-16	80	60	20
12	6-16-01 Rent to 6-23 + backrent	100	80	20
13	6-23-01 backrent + Rent To 6-30 + Late Fee	100	0	100
14	6-30-01 backrent + Rent To 7-7 + Late Fee	215	100	115
15	7-7-01 backrent + Rent To 7-14	205	60	135
16	7-14-01 backrent + Rent To 7-21	215	60	115
17	7-21-01 backrent + Rent To 7-28	195	80	115
18	7-28-01 backrent + Rent To 8-4	195	60	135
19	8-4-01 backrent + Rent To 8-11	215	70	145
20	8-11-01 backrent + Rent To 8-18	240	60	180
21	8-18-01 backrent + Rent To 8-25	260	0	260
22	8-25-01 backrent + Rent To 8-25	260	60	200
23	8-25-01 backrent + Rent To 9-1	280	0	280
24	8-27-01 backrent + Rent To 9-1	280	80	200
25	9-1-01 backrent + Rent To 9-8	280	0	280
26	9-8-01 backrent + Rent To 9-15	360	0	360
27	9-15-01 backrent \$	360	80 (Sec Dep)	280
28				
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37				
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39				
40				

110
200

BACK RENT PAYMENT SCHEDULE

August 22, 2001

Due to the overwhelming amount of debt (over \$1500) incurred in rents owed to me, the time has come to hold all tenants accountable for their debts. I know some of you have struggled with employment and needed some understanding from me, while others have handed me line after line of crap and took advantage of me. Whatever the case, I'm trying to run a business and am losing money, partly because of debt owed by the tenants. I have been more than fair with each of you. As a result and before it gets cold out, I plan on being repaid in full. If you are not fully paid by the deadline I give you, or you miss any scheduled payments before the deadline, you will need to find housing elsewhere. This applies to everyone---no exceptions. Your repayment schedule is as follows:

Room #: 8

Name: Tyrone Anderson

Amount Owed: \$200
(Prior To Aug. 25)

Repayment:

August 25th - \$80

September 1st - \$110

September 8th - \$110

September 15th - \$110

September 22nd - \$110

September 29th - \$110

October 6th - \$110

October 13th - \$100

~~October 20th -~~

~~October 27th -~~

Dave Larson
Building Owner

TENANT AGREEMENT

CONDITIONS OF TENANCY

For Rooming House Located At 736 S. Third Street, Milwaukee, WI 53204

OWNER: David B. Larson 711 Oak Creek Parkway (414) 570-9347
So. Milw., WI 53172

I, the undersigned, as a tenant of said building, do agree to abide by all terms and conditions of tenancy on the aforementioned premises, which are:

1. All rental payments will be made on or before the date such payment becomes due.
2. Use of extension cords, electrical hotplates, or like devices and are prohibited.
3. Loud and excessive noise is not tolerated.
4. Alterations or modifications to rental rooms, or other parts of the building are not allowed.
5. Persons unknown to yourself are denied entrance to the building by you.
6. Involvement in any illegal, or unlawful activities, on or near the premises is prohibited.
7. Dangerous, or unlawful chemicals, or substances, on or near the premises are not allowed.
8. Rental rooms and shared areas of the building are to be kept clean and orderly.
9. Individual garbage should be disposed of on a daily basis utilizing the trash cans located at the rear of the building.
10. The property owner and his employees are to be held without harm for any acts, omissions, damages or injury resulting from tenancy and occupancy of said premises.
11. It is understood that tenancy is a "periodic" tenancy as defined in Chapter 704, Wisconsin Statutes. Violation of any terms of agreement defined above may result in immediate termination of tenancy and removal from the premises.



Renter Signature

Tyrone Anderson

Renter Name (print)

4/7/01

Date

ROOM RENTAL APPLICATION

For Rooming House Located At 736 S. 3rd St., Milw., WI 53204

Name: Tyrone Anderson

Date Of Birth: 9/4/64

Current Address: _____

Phone: 278-7622

Social Security #: 351-60-5914

Driver License #: _____

Make / Year Of Auto: _____

Auto License #: _____

Current Landlord: _____

Phone: _____

Reason For Moving: _____

Time At Current Address: _____

Employer: Wilmar Co.

Phone: 278-7622

Employer Address: 152 W WISCONSIN AVE

Time On Job: 5 YEARS

I, the undersigned, do declare that the foregoing information is true and correct. I authorize the building's owner, or his designee, to verify said information in conducting checks on my credit history and criminal background. I consent that the owner may terminate any agreement entered into in reliance on any misstatement made above, or for violating any terms of tenancy, a copy of which I have received.

Tyrone Anderson
Applicant Signature

4/7/01
Date

Applicant Name (print)

Direct deposit

	Initials	Date
Prepared By		
Approved By		

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MADE IN U.S.A.

		Name: <u>Damon Murdock</u>			
		Room #: <u>4</u>	Amount Due	Amount Paid	Balance
		Rent: \$ <u>80</u> Sec. Dep: \$ <u>160</u>			
1	6-8 d	Sec. Deposit - Partial	160	100	60
2	6-15 d	Sec. Deposit - Balance	60	60	0
3	6-15 d	Rent To 6-22	80	80	0
4	6-22 d	Rent To 6-29	80	0	80
5	6-29 d	Rent To 6-29	80	0	80
6	7-2 d	Backrent + Rent to 7-7	160	0	160
7	7-7 d	Backrent + Rent to 7-14	240	0	240
8	7-14 d	Backrent + Rent to 7-21	320	0	320
9	7-18 d	Backrent + Rent to 7-21	320	240	80
10	7-24 d	Backrent + Rent to 7-28	160	0	160
11	7-28 d	Backrent + Rent to 8-4	240	0	240
12	7-31 d	Backrent + Rent to 8-4	240	240	0
13	8-11 d	Backrent + Rent to 8-18	80	0	80
14	8-18 d	Backrent + Rent to 8-25	160	0	160
15	8-25 d	Backrent + Rent to 9-1	240	0	240
16	9-1 d	Backrent + Rent to 9-8	320	0	320
17	9-8 d	Backrent + Rent to 9-15	400	0	400
18	9-15 d	Backrent + Rent to 9-22	480	60	420
19	9-17 d	Backrent	420	160 (Sec Dep)	260
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Stole Refrigerator
Stole Microwave (2)
Key Duplicates

BACK RENT PAYMENT SCHEDULE

August 22, 2001

Due to the overwhelming amount of debt (over \$1500) incurred in rents owed to me, the time has come to hold all tenants accountable for their debts. I know some of you have struggled with employment and needed some understanding from me, while others have handed me line after line of crap and took advantage of me. Whatever the case, I'm trying to run a business and am losing money, partly because of debt owed by the tenants. I have been more than fair with each of you. As a result and before it gets cold out, I plan on being repaid in full. If you are not fully paid by the deadline I give you, or you miss any scheduled payments before the deadline, you will need to find housing elsewhere. This applies to everyone---no exceptions. Your repayment schedule is as follows:

Room #: 4

Name: Damon Murdock

Amount Owed: \$160
(Prior To Aug. 25)

Repayment:

August 25th - \$240

~~September 1st~~

~~September 8th~~

~~September 15th~~

~~September 22nd~~

~~September 29th~~

~~October 6th~~

~~October 13th~~

~~October 20th~~

~~October 27th~~

Dave Larson
Building Owner

Exh. 10 7/26/08

TENANT AGREEMENT

CONDITIONS OF TENANCY

For Rooming House Located At 736 S. Third Street, Milwaukee, WI 53204

OWNER: David B. Larson 711 Oak Creek Parkway (414) 570-9347
So. Milw., WI 53172

I, the undersigned, as a tenant of said building, do agree to abide by all terms and conditions of tenancy on the aforementioned premises, which are:

1. All rental payments will be made on or before the date such payment becomes due.
2. Use of extension cords, electrical hotplates, or like devices and are prohibited.
3. Loud and excessive noise is not tolerated.
4. Alterations or modifications to rental rooms, or other parts of the building are not allowed.
5. Persons unknown to yourself are denied entrance to the building by you.
6. Involvement in any illegal, or unlawful activities, on or near the premises is prohibited.
7. Dangerous, or unlawful chemicals, or substances, on or near the premises are not allowed.
8. Rental rooms and shared areas of the building are to be kept clean and orderly.
9. Individual garbage should be disposed of on a daily basis utilizing the trash cans located at the rear of the building.
10. The property owner and his employees are to be held without harm for any acts, omissions, damages or injury resulting from tenancy and occupancy of said premises.
11. It is understood that tenancy is a "periodic" tenancy as defined in Chapter 704, Wisconsin Statutes. Violation of any terms of agreement defined above may result in immediate termination of tenancy and removal from the premises.

Damon V. Murdock 06/15/01
Renter Signature Date

DAMON V. MURDOCK
Renter Name (print)

ROOM RENTAL APPLICATION

For Rooming House Located At 736 S. 3rd St., Milw., WI 53204

Name: DAMON MURDOCK Date Of Birth: 01/25/48
Current Address: 1216 N. 13 Phone: 345-3240

Social Security #: 397-50-9624
Driver License #: M632-1784-8025-02

Make / Year Of Auto: _____
Auto License #: _____

Current Landlord: LARRY Phone: 345-3240
Reason For Moving: PRIVATE ROOM ON BUS LINE

Time At Current Address: THREE WEEKS

Employer: SMCHIDT ENGINEERING + ERV Phone: (262) 784-6066

Employer Address: 1905 S. MOORLAND RD.
Time On Job: 3 YEARS

I, the undersigned, do declare that the foregoing information is true and correct. I authorize the building's owner, or his designee, to verify said information in conducting checks on my credit history and criminal background. I consent that the owner may terminate any agreement entered into in reliance on any misstatement made above, or for violating any terms of tenancy, a copy of which I have received.

Damon V. Murdock
Applicant Signature

06/15/01
Date

DAMON V. MURDOCK
Applicant Name (print)

(Sat.) ~~WED~~

278-0580 before 4:00

278-7622

~~647 8525~~ Am 39
+ emp.

Initials	Date
Prepared By	
Approved By	

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MADE IN U.S.A.

1 2 3

Name: Tom Wielgarch		Amount Due	Amount Paid	Balance
	Room #: 3			
	Rent: \$ 80			
	Sec. Dep: \$ 800			
1	2-21-01 Rent To 2-28	80	80	0
2	2-21-01 Sec. Deposit	80	80	0
3	2-28-01 Rent To 3-7	80	0	80
4	3-3-01 Rent To 3-7	80	80	0
5	3-7-01 Rent To 3-14	80	80	0
6	3-14-01 Rent To 3-21	80	80	0
7	3-21-01 Rent To 3-28 (Trans. Sec. Dep.)	80	80	0
8	3-28-01 Rent To 4-3	80	0	80
9	4-3-01 Rent To 4-10	160	128.75	31.25
10	4-7-01 Backrent + Rent To 4-14	71.25	71.25	0
11	4-14-01 Rent To 4-21	80	80	0
12	4-21-01 Rent To 4-28	80	50	30
13	4-23-01 Backrent	30	0	30
14	4-28-01 Backrent + Rent To 5-5	110	0	110
15	5-5-01 Backrent + Rent To 5-12	190	100	90
16	5-15-01 Backrent + Rent To 5-19	170	80	90
17	5-21-01 Backrent + Rent To 5-26	170	100	70
18	5-26-01 Backrent + Rent To 6-2	150	80	70
19	6-2-01 Backrent + Rent To 6-9	150	80	70
20	6-12-01 Backrent + Rent To 6-16	150	0	150
21	6-13-01 Backrent + Rent To 6-16	150	80	70
22	6-18-01 Backrent + Rent To 6-23	150	80	70
23	6-23-01 Backrent + Rent To 6-30	150	0	150
24	6-27-01 Backrent + Rent To 6-30	150	80	70
25	7-1-01 Backrent + Rent To 7-7	150	80	70
26	7-7-01 Backrent + Rent To 7-14	150	80	70
27	7-14-01 Backrent + Rent To 7-21 ?	150	80	70
28	7-21-01 Backrent + Rent To 7-28	150	80	70
29	7-29-01 Backrent + Rent To 8-4	150	60	90
30	8-4-01 Backrent + Rent To 8-11	170	0	170
31	8-11-01 Backrent + Rent To 8-18	250	0	250
32	8-18-01 Backrent + Rent To 8-25	330	70	260
33	8-25-01 Backrent + Rent To 9-1	320	0	320
34	8-29-01 Backrent + Rent To 9-1	320	80	240
35	9-1-01 Backrent + Rent To 9-8	320	0	320
36	9-2-01 Backrent + Rent To 9-8	320	70	250
37	9-8-01 Backrent + Rent To 9-15	310	0	310
38	9-15-01 Backrent + Rent To 9-22	390	0	390
39	9-22-01 Backrent + Rent To 9-29	170	0	170
40	9-23-01 Backrent + Rent To 9-29	170	0	170
	9-29-01 Backrent + Rent To 10-6	529	110	419

February 25, 2002

Tom Wielgosch
736 S. 3rd Street
Room # 3
Milw., WI 53204

Dear Tom:

Despite having received prior written warnings on January 1, 2002 and August 22, 2001, regarding your past due rent amount, you have failed to meet my expectations in paying what is owed. You have paid only \$480.00 of the \$640.00 charged since the warning of January 1st, putting you further in arrears. You currently owe **\$494.00** with no apparent way of even keeping up with weekly rent, let alone paying back rent.

During your tenancy you have broken a window, destroyed your window blind and broken in to your room twice, having misplaced your keys. You were verbally warned after the first break in, but recently did it again, causing damage that I had to repair. You have been the most complaining tenant I have had in the sixteen months I have owned this building and expected much more from me than you did of yourself.

You are hereby given notice, for the reasons mentioned above, to **vacate room # 3 and the building by 8:30AM, Thursday, February 28, 2002**. I expect you to leave the room clean, take only what belongs to you and return the keys to me by that date and time. If you fail to do these things I will request police assistance to hold you accountable.

David B. Larson



Building Owner

P.O. Jack Garcia

03-01-2002

*with property owner
gave notice to tenant
(5) days only*

*Police called for. must be out
- by March 6, 2002 -*

FAILURE TO PAY

EVICTION NOTICE

January 1, 2002

Name: Tom Wielgosch

Room #: 3

Amount Owed: \$384.00

Payment One Deadline : Saturday, January 12

Amount To Be Paid: \$300.00

Payment Two Deadline: Saturday, January 26

Amount To Be Paid: \$404.00

If you fail to pay the amounts designated for either of the established deadlines, you will be asked to leave by that deadline date. Don't bother to ask for an extension in time, or to pay less than the designated amounts. **THERE WILL BE NO EXCEPTIONS!!!**

If you can't pay, then have your things packed and be ready to leave by the deadline date.

Dave Larson
Building Owner

BACK RENT PAYMENT SCHEDULE

August 22, 2001

Due to the overwhelming amount of debt (over \$1500) incurred in rents owed to me, the time has come to hold all tenants accountable for their debts. I know some of you have struggled with employment and needed some understanding from me, while others have handed me line after line of crap and took advantage of me. Whatever the case, I'm trying to run a business and am losing money, partly because of debt owed by the tenants. I have been more than fair with each of you. As a result and before it gets cold out, I plan on being repaid in full. If you are not fully paid by the deadline I give you, or you miss any scheduled payments before the deadline, you will need to find housing elsewhere. This applies to everyone---no exceptions. Your repayment schedule is as follows:

Room #: 3

Name: Tom Wielgasch

Amount Owed: \$240
(Prior To Aug. 25)

Repayment:

August 25th - \$80

September 1st - \$110

September 8th - \$110

September 15th - \$110

September 22nd - \$110

September 29th - \$110

October 6th - \$110

October 13th - \$110

October 20th - \$110

~~October 27th~~

Dave Larson
Building Owner

Exh. 10. 13 of 49

ROOM RENTAL APPLICATION

For Rooming House Located At 736 S. 3rd St., Milw., WI 53204

Name: Tom Wielgosc

Date Of Birth: 7-17-57

Current Address: 1673 Natl

Phone: 278-0580

Social Security #: 393-70-0526

Driver License #: W422-8305-7257-07R

Make / Year Of Auto: 86 Lincoln Continental

Auto License #: _____

Current Landlord: Rick

Phone: 645-4410

Reason For Moving: Cont Stand Place

Time At Current Address: 6 mos

Employer: Milwaukee Police Assoc

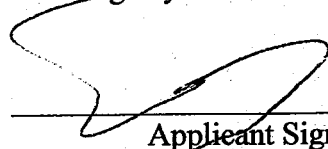
Phone: 278-7622

Employer Address: 152 W Wisconsin

330 Milw

Time On Job: 3 1/2 Years

I, the undersigned, do declare that the foregoing information is true and correct. I authorize the building's owner, or his designee, to verify said information in conducting checks on my credit history and criminal background. I consent that the owner may terminate any agreement entered into in reliance on any misstatement made above, or for violating any terms of tenancy, a copy of which I have received.



Applicant Signature

2/18/00

Date

Tom Wielgosc

Applicant Name (print)

TENANT AGREEMENT

CONDITIONS OF TENANCY

For Rooming House Located At 736 S. Third Street, Milwaukee, WI 53204

OWNER: David B. Larson 711 Oak Creek Parkway (414) 570-9347
So. Milw., WI 53172

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3. Loud and excessive noise is not tolerated.
4. Alterations or modifications to rental rooms, or other parts of the building are not allowed.
5. Persons unknown to yourself are denied entrance to the building by you.
6. Involvement in any illegal, or unlawful activities, on or near the premises is prohibited.
7. Dangerous, or unlawful chemicals, or substances, on or near the premises are not allowed.
8. Rental rooms and shared areas of the building are to be kept clean and orderly.
9. Individual garbage should be disposed of on a daily basis utilizing the trash cans located at the rear of the building.
10. The property owner and his employees are to be held without harm for any acts, omissions, damages or injury resulting from tenancy and occupancy of said premises.
11. It is understood that tenancy is a "periodic" tenancy as defined in Chapter 704, Wisconsin Statutes. Violation of any terms of agreement defined above may result in immediate termination of tenancy and removal from the premises.



Renter Signature

Tom Wolgast

Renter Name (print)

2/18/01

Date

*** MULTI TRANSACTION REPORT ***

TX/RX NO.

7946

INCOMPLETE TX/RX	[19] 99385001	Bay Viewer
	[20] 93424734	WISN 1130 AM
	[30] 99385001	Community Newspa
	[31] 92634445	Milwaukee Times
	[33] 0273	City CH 25
TRANSACTION OK	[13] 92242047	Journal Sentinel
	[14] 95862141	WITI-TV6
	[15] 93427505	WISN-TV12
	[16] 99675378	WTMJ-TV4
	[17] 95468055	Mark Belling
	[18] 99675298	Charlie Sykes
	[21] 95292122	WEMP-WMYX-WEZW
	[22] 92272043	WHAD 90-7 FM
	[23] 94758413	WYMS 88-9 FM
	[24] 93273200	WOKY-WMIL Radio
	[25] 92763312	Shepherd Metro
	[26] 94662040	Bargain Express
	[27] 94441409	WMCS 1290 AM
	[28] 94494872	Milw Courier
	[29] 92651536	Community Journ
	[32] 92701297	WUWM 89-1 FM
	[34] 92253599	Associated Press
	[35] 94662040	Express News
	[36] 94449813	ShermPark Today
	[37] 92768057	Daily Reporter
	[38] 97775802	WDJT-TV58
	[40] 99675298	WTMJ 620 AM
	[41] 9p223 5351	Greg Borowski
	[42] 3191	Jennifer Meyer
	[50] 92763312	Doug Hissom

ERROR



Exh 10 16 of 48

1-20
3-15

	Initials	Date
Prepared By		
Approved By		

© WILSON JONES COMPANY G7503 ColumnWrite ©

Wed

MADE IN U.S.A.

1 2 3

Name: Jeffrey Burtram		Amount Due	Amount Paid	Balance
	Room #: 1			
	Rent: \$70 \$80 Sec. Dep: \$70			
1	11-11 00 Rent To 11-22	70	70	0
2	11-22 00 Rent To 11-29	70	70	0
3	11-29 00 Rent To 12-6	70	70	0
4	12-6 00 Rent To 12-13	70	70	0
5	12-13 00 Rent To 12-20	70	0	70
6	12-16 00 back Rent To 12-20	70	70	0
7	12-20 00 Rent To 12-27	70	50	20
8	12-27 00 Rent To 1-3	90	20	70
9	1-3 00 ? Rent To 1-10 + backrent	140	120	20
10	1-10 00 ? backrent + Rent To 1-17	90	0	90
11	1-17 00 backrent + Rent To 1-24	160	0	160
12	1-20 00 backrent + Rent To 1-24	160	0	160
13	1-24 00 backrent + Rent To 2-31	230	160	70
14	1-31 00 backrent + Rent To 2-7	140	50	90
15	2-3 01 backrent + Rent To 2-7	90	0	90
16	2-7 01 backrent + Rent To 2-14	160	30	130
17	2-14 01 backrent + Rent To 2-21	200	100	100
18	2-21 01 backrent + Rent To 2-28	170	0	170
19	2-28 01 backrent + Rent To 3-7	240	70	170
20	3-7 01 backrent + Rent To 3-14	240	70	170
21	3-14 01 backrent + Rent To 3-21	240	60	180
22	3-21 01 backrent + Rent To 3-28	250	70	180
23	3-28 01 backrent + Rent To 4-3	250	0	250
24	3-31 01 backrent + Rent To 4-3	250	0	250
25	4-7 01 Out	250	70	180
26			(Sec Dep)	
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Exh 10 12-7-98

Wed

	Initials	Date
Prepared By		
Approved By		

Jeffrey Bertram

Room # 1

\$70.00 S/D \$70.00 p/w

		1		2		3		4	
		Amount		Amount					
2000		Due		Paid		Balance			
5	26	Security Deposit	70-			70-			1
	26	Rent to 6/03	70-			140-			2
	26	Paid 2 Mt Rent to 6/3		140-		-0-			3
6	3	Rent to 6/10	70	70-		-0-			4
	10	Rent to 6/17	70-	70-		-0-			5
	17	Rent to 6/24	70-	70		-0-			6
	24	Rent to 7/1	70-	70		-0-			7
7	7	Rent to 7/8	70-	70		-0-			8
	8	Rent to 7/15	70-	70		-0-			9
	15	Rent to 7/22	70-	70		-0-			10
	22	Rent to 7/29	70-	70		-0-			11
	29	Rent to 8/5	70-	70		-0-			12
8	5	Rent to 8/12	70-	70		-0-			13
8	12	Rent to 8/19	70-	70		-0-			14
	19	Rent to 8/26	70-	70		-0-			15
	26	Rent to 9/3	70-			70-			16
9	3	Rent to 9/10	70	140		-40-			17
9	10	Rent to 9/17	70	70		-0-			18
	16	Rent to 9/23	70-	70		-0-			19
	23	Rent to 9/30	70-	70		-0-			20
	30	Rent to 10/14	140-	140		-0-			21
10	14	Rent to 10/21	70-	70		-0-			22
	21	Rent to 10/28	70	70		-0-			23
	28	Rent to 11/4	70	70		-0-			24
11	4	Rent to 11/11	70	70		-0-			25
11	11	Wed	70						26
									27
									28
									29

Exp 10 18747

TENANT AGREEMENT

CONDITIONS OF TENANCY

For Rooming House Located At 736 S. Third Street, Milwaukee, WI 53204

OWNER: David B. Larson 711 Oak Creek Parkway (414) 570-9347
So. Milw., WI 53172

I, the undersigned, as a tenant of said building, do agree to abide by all terms and conditions of tenancy on the aforementioned premises, which are:

1. All rental payments will be made on or before the date such payment becomes due.
2. Use of extension cords, electrical hotplates, or like devices and are prohibited.
3. Loud and excessive noise is not tolerated.
4. Alterations or modifications to rental rooms, or other parts of the building are not allowed.
5. Persons unknown to yourself are denied entrance to the building by you.
6. Involvement in any illegal, or unlawful activities, on or near the premises is prohibited.
7. Dangerous, or unlawful chemicals, or substances, on or near the premises are not allowed.
8. Rental rooms and shared areas of the building are to be kept clean and orderly.
9. Individual garbage should be disposed of on a daily basis utilizing the trash cans located at the rear of the building.
10. The property owner and his employees are to be held without harm for any acts, omissions, damages or injury resulting from tenancy and occupancy of said premises.
11. It is understood that tenancy is a "periodic" tenancy as defined in Chapter 704, Wisconsin Statutes. Violation of any terms of agreement defined above may result in immediate termination of tenancy and removal from the premises.

Jeff Berttram
Renter Signature

11-25-00
Date

JEFF BERTTRAM
Renter Name (print)

1

Confidential
Verbal Credit Check

INTEROFFICE USE ONLY INTEROFFICE USE ONLY INTEROFFICE USE ONLY

Name: JEFFREY BERTRAM DOB 3/23/60

Previous Address: 5851 E 1174

SSN: 393-70-7342 D/L: NO ST: _____

Criminal _____ Yes/ No

Nature of Offense: _____

Judgments: _____ Yes/ No Amount: _____

Creditors: (If known): WIS TEL (AMERITECH) pd

Observations: seems like hard worker, clean, straight forward

Room: 1

Date: 5/26/00

By: JD

Confidential
Verbal Credit Check

INTEROFFICE USE ONLY INTEROFFICE USE ONLY INTEROFFICE USE ONLY

Name: CHARLES (CHUCK) ARVELO DOB 4/16/60

Previous Address: 2619 S - 9th

SSN: 397-68-8383 D/L: yes ST: WI

Criminal Yes/ No

DISORDERLY CONDUCT 4/80 DWI 6/80

Nature of Offense:

Judgments: Yes/ No Amount:

Creditors: (If known): N/A

Observations: works as Druggiller 7-8pm daily - Mrs son

will not work - Clean - Drinks a little

Room: 2

Date: 3/18/00

By: Jo

Confidential
Verbal Credit Check

INTEROFFICE USE ONLY INTEROFFICE USE ONLY INTEROFFICE USE ONLY

Name: MICHAEL BOWAN DOB 3/25/52

Previous Address: 1570 W. NATIONAL #35

SSN: 490-58-6663 D/L: B5005418206507 ST: WI

Criminal Yes/ No

Vehicle

Nature of Offense:

Judgments: Yes/ No Amount: _____

Creditors: (If known): ST. LUKES, ST MARYS

Observations: WANTS TO MOVE FROM PRESENT ADD. BECAUSE
OF DRUGS ON PREMISES. ON WORKER'S CAMP - CLEAN
STRAIGHT FORWARD

Room: 3

Date: 6-9

By: JB

Confidential
Verbal Credit Check

INTEROFFICE USE ONLY INTEROFFICE USE ONLY INTEROFFICE USE ONLY

Name: TIMOTHY BRANNAN DOB MARCH 1, 55

Previous Address: 1551 W LINCOLN

SSN: 391-68-8384 D/L: NO ST: _____

Criminal _____ Yes/ No

Nature of Offense: N/A

Judgments: _____ Yes/ No Amount: _____

Creditors: (If known): _____

Observations: WORKS W/ BEVERLY AT AFB PAYROLL - SEEMS

A LITTLE BITTY - MAY BE FROM WORK - A LITTLE SLOW

Room: 4

Date: 3/19

By: _____

Confidential
Verbal Credit Check

INTEROFFICE USE ONLY INTEROFFICE USE ONLY INTEROFFICE USE ONLY

Name: CALDILARIO PRIET LOPEZ DOB Feb 22, 1944

Previous Address: ~~424~~ COULD NOT UNDERSTAND

SSN: 267 95 4018 D/L: _____ ST: _____

Criminal X Yes/ _____ No

D.C. JAYWALKING 9/21/99
Nature of Offense: _____

Judgments: _____ Yes/ / No Amount: _____

Creditors: (If known): COULD NOT FIND

Observations: EMPLOYED AT LAW TANNING. MALE OF LAW
URGED US TO RENT TO HIM. SAID HE IS THE HARDEST WORKER
THEY HAVE. THEY GUARANTEED RENT.

Room: 5

Date: Nov 5th, 99

By: _____

Confidential
Verbal Credit Check

INTEROFFICE USE ONLY INTEROFFICE USE ONLY INTEROFFICE USE ONLY

Name: ERNESTO JIMMENEZ DOB 6/4/72

Previous Address: 2110 VINTER ST FRANCIS

SSN: 314-08-5872 D/L: NO ST: —

Criminal Yes/ X No

Nature of Offense:

Judgments: Yes/ NO No Amount:

Creditors: (If known): none

Observations: NEEDS ROOM CLOSE TO WORK. VERY CLEAN

Room: 8

Date: 6/30/00

By:

Confidential
Verbal Credit Check

INTEROFFICE USE ONLY INTEROFFICE USE ONLY INTEROFFICE USE ONLY

Name: MICHAEL FOY DOB 12/09/35

Previous Address: 738 S. 3RD (LIVED HERE 7 YRS)

SSN: 572-25-8985 DL: APPLIED REIN. ST.

Criminal Yes/ No

ASSAULT 1955
Nature of Offense:

Judgments: Yes/ No Amount: _____

Creditors: (If known): CHILD SUPPORT - EX WIFE

Observations: FOY HAS BEEN LIVING HERE FOR ABOUT 7 YRS
SP SAID HE IS A GREAT GUY & ALWAYS PAY RENT.

Room: 7

Date: 10/30/99

By: _____

Confidential
Verbal Credit Check

INTEROFFICE USE ONLY INTEROFFICE USE ONLY INTEROFFICE USE ONLY

Name: HLOTZ, GLEN DOB 5/15/68

Previous Address: 727 S 3674

SSN: 396-68-0238 D/L: H.432-2956-2175-06 ST: WI

Criminal 0 Yes/ ~~1~~ No

DRUNKNESS 6/97
Nature of Offense:

Judgments: _____ Yes/ _____ No Amount: _____

Creditors: (If known): NO

Observations: LIVED HEAVY FOR YRS. HAD SOME PROBLEMS W/

ALCOHOL, SAYS HE HAS BEEN SOBER FOR 3YRS SF. SAID
HE IS A VERY CLEAN PERSON WHO HAD SOME DRINKING
PROBLEMS - SHE THOUGHT HE HAS "CLEANED UP HIS ACT"

Room: 8

Date: 6/17

By: _____

Confidential
Verbal Credit Check

INTEROFFICE USE ONLY INTEROFFICE USE ONLY INTEROFFICE USE ONLY

Name: LESTER VALENZUELA DOB

Previous Address:

SSN: D/L: ST:

Criminal Yes/ No

Nature of Offense:

Judgments: Yes/ No Amount:

Creditors: (If known):

Observations: HAS BEEN HERE FOR 3-4 YRS. CLEAN. SF
SAID HE COMPLAINS A LOT. OTHERWISE, PAYS RENT + IS
CLEAN

Room: ^{moved TO 419}

Date: 10/31/00

By:

Exh- 10 28748

20
3-3

Sat ~~Wed~~

~~SA~~ ~~WA~~

	Initials	Date
Prepared By		
Approved By		

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MADE IN U.S.A

		Name : Michael Bowen	Amount Due	Amount Paid	Balance
		Room #: 8 5			
		Rent: \$ 70 80 Sec. Dep.: \$ 70			
1	11-11 00	Rent To 11-22	70	50	20
2	11-14 00	Balance of rent	20	20	0
3	11-21 00	Rent To 11-29	70	70	0
4	11-29 00	Rent To 12-6	70	55	15
5	12-6 00	Rent To 12-13	85	85	0
6	12-6 00	Rent To 12-20	70	70	0
7	12-23 00	Rent To 12-27	70	0	70
8	12-27 00	Rent To 1-3	140	75	65
9	1-3 00	Back Rent + Rent To 1-10	135	70	65
10	1-6 00	Rent To 1-10	65	70	+5
11	1-10 00	Rent To 1-17	65	25	40
12	1-13 00	Backrent + Rent To 1-24	110	0	110
13	1-18 00	Backrent + Rent to 1-24	110	0	110
14	1-18 00	Backrent + Rent to 1-24	180	40	70
15	1-24 00	Backrent + Rent to 1-31	140	60	80
16	1-27 00	Backrent + Rent to 1-31	80	0	80
17	1-31 00	Backrent + Rent to 2-7	150	80	70
18	2-3 01	Backrent + Rent to 2-7	70	0	70
19	2-7 01	Backrent + Rent To 2-14	140	0	140
20	2-12 01	Backrent + Rent To 2-14	140	70	70
21	2-19 01	Backrent + Rent To 2-21	140	140	0
22	2-21 01	Rent To 2-28 (\$20 Loan)	90	0	90
23	2-24 01	Rent To 2-28	90	70	20
24	3-3 01	Backrent + Rent To 3-10	120	0	120
25	3-5 01	Backrent + Rent To 3-10	120	120	0
26	3-10 01	Rent To 3-17	70	0	70
27	3-17 01	Backrent + Rent To 3-24	140	70	70
28	3-24 01	Backrent + Rent To 3-31	140	140	0
29	3-31 01	Rent To 4-7	70	0	70
30	4-7 01	Out	70	70	0
31				(Sec. Dep)	
32					
33					
34					
35					
36					
37					
38					
39					
40					

Feb 10 79 of 48



45-503
Made in USA

Sat / Tue

Michael Bowan

Room 3

\$70.00p/w \$70.00 s/d

2000		Amount Due	Amount Paid	BAL
1	6 7	Security Depoist	70	
2	7	Rent to 6/17/00	70 -	140 -
3	7	paid to 6/17/00 a S/P		-0 -
4	17	RENT TO 6/24	70 -	
5	27	RENT TO 7/1	70 -	140 -
6	17	paid on A/C	140 -	-0 -
7	24	RENT TO 7/8	70 -	
8	24	paid on A/C TO 7/8	70 -	-0 -
9	7 8	RENT TO 7/15	70 -	70 -
10	15	RENT TO 7/22	70 -	-0 -
11	22	RENT TO 7/29	70 -	70 -
12	29	RENT TO 8/5	70 -	140 -
13	29	paid on A/C	140 -	-0 -
14	8 5	RENT TO 8/12	70 -	70 -
15	8 12	RENT TO 8/19	70 -	70 -
16	19	RENT TO 8/26	70 -	70 -
17	29	paid on A/C	50	20 -
18	26	paid to 9/3	90 -	-0 -
19	9 3	RENT TO 9/10	70 -	70 -
20	9 10	RENT TO 9/17	70 -	70 -
21	10	RENT TO 9/23	70	140 -
22	21	paid on A/C		
23	23	RENT TO 9/30	70 -	70 -
24	30	RENT TO 10/6	70 -	70 -
25	10 7	RENT TO 10/14	70 -	70 -
26	14	RENT TO 10/21	70 -	105 CRO 35 -
27	21	RENT TO 10/28	70 -	70 CAT 35 -
28	28	RENT TO 11/4	70 -	-35 -
29	4	rent TO 11/11	70	105 -
30	4	paid on A/C	105 -	-0 -
31	11 11	Partial Rent To 11/17	80	80
32				
33				
34				
35				
36				
37				
38				
39				
40				

David B. Larson
Property Owner
736-738 South 3rd Street
Milwaukee, WI 53215

January 15, 2001

To Whom It May Concern:

On November 8th, 2000, I purchased the rooming house located at 736 S. 3rd Street, in Milwaukee. **Mike Bowen**, the tenant in room #2, has been pretty good in keeping up with his room rental payments, until recently. As of today, Mike is five weeks behind in his rent. His room costs \$70.00 per week, so at this point he owes **\$350.00**. By Saturday, January 20th, Mike will owe an additional \$70.00. If he is unable to pay me in full by then, I will be forced to ask Mike to leave the building, as his debt will have exceeded my absolute limit.

Mike seems to be a good person with honorable intentions. I had to kick out two tenants that were delinquent in their rent payments a few weeks ago, however, these two individuals made no effort to keep me informed, nor were honest with me regarding their situations. Mike, on the other hand, has been up front with me about his issues. I would really hate to have to put him out for failure to pay rent. I hope you may help.

If you would like verification of this situation, feel free to call me at my place of employment. The number is (414) 342-0607, ext. 232, during normal business hours. After hours I may be reached at (414) 570-9347. Please call if you have any questions.

Sincerely,



David B. Larson
Property Owner

TENANT AGREEMENT

CONDITIONS OF TENANCY

For Rooming House Located At 736 S. Third Street, Milwaukee, WI 53204

OWNER: David B. Larson 711 Oak Creek Parkway (414) 570-9347
So. Milw., WI 53172

I, the undersigned, as a tenant of said building, do agree to abide by all terms and conditions of tenancy on the aforementioned premises, which are:

1. All rental payments will be made on or before the date such payment becomes due.
2. Use of extension cords, electrical hotplates, or like devices and are prohibited.
3. Loud and excessive noise is not tolerated.
4. Alterations or modifications to rental rooms, or other parts of the building are not allowed.
5. Persons unknown to yourself are denied entrance to the building by you.
6. Involvement in any illegal, or unlawful activities, on or near the premises is prohibited.
7. Dangerous, or unlawful chemicals, or substances, on or near the premises are not allowed.
8. Rental rooms and shared areas of the building are to be kept clean and orderly.
9. Individual garbage should be disposed of on a daily basis utilizing the trash cans located at the rear of the building.
10. The property owner and his employees are to be held without harm for any acts, omissions, damages or injury resulting from tenancy and occupancy of said premises.
11. It is understood that tenancy is a "periodic" tenancy as defined in Chapter 704, Wisconsin Statutes. Violation of any terms of agreement defined above may result in immediate termination of tenancy and removal from the premises.

M. A. Bowen
Renter Signature

11-29-00
Date

MICHAEL A. BOWEN
Renter Name (print)

3

Sat - check; may need change
278-0671

	Initials	Date
Prepared By		
Approved By		

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MADE IN U.S.A.

		Name: Terry Haney	Amount Due	Amount Paid	Balance
		Room #: 6			
		Rent: \$ 80			
		Sec. Dep.: \$ 80			
1	11-11 00	Rent to 11-17	80	80	0
2	11-18 00	Rent to 11-24	80	60	20
3	11-28 00	Rent to 12-2	100	100	0
4	12-2 00	Rent To 12-9	80	60	20
5	12-9 00	Rent To 12-16	100	100	0
6	12-16 00	Rent To 12-23	80	80	0
7	12-23 00	Rent To 12-30	80	80	0
8	12-30 00	Rent To 1-6	80	0	80
9	1-3 00	Rent To 1-6	160	80	80
10	1-6 00	Rent To 1-13	80	0	80
11	1-10 00	Backrent	80	0	80
12	1-13 00	Backrent + Rent To 1-20	160	0	160
13	1-17 00	Backrent + Rent To 1-20	160	0	160
14	1-20 00	Backrent + Rent To 1-27	240	0	240
15	1-24 00	Backrent + Rent To 1-27	240	120	120
16	1-27 00	Backrent + Rent To 2-3	200	200	0
17	2-3 00	Rent To 2-10	80	80	0
18	2-10 01	Rent To 2-17	80	80	0
19	2-17 01	Rent To 2-24	80	0	80
20	2-24 01	Backrent To 2-24	80	80	0
21	2-24 01	Rent To 3-3	80	0	80
22	2-28 01	Back Rent To 3-3	80	0	80
23	3-3 01	Back Rent To 3-10	160	120	40
24	3-10 01	Back Rent + Rent To 3-17	120	120	0
25	3-17 01	Rent To 3-24	80	80	0
26	3-24 01	Rent To 3-31	80	0	80
27	3-31 01	Rent To 4-7	160	160	0
28	4-7 01	Rent To 4-14	80	80	0
29	4-14 01	Rent To 4-21	80	0	80
30	4-21 01	Backrent + Rent To 4-28	160	0	160
31	4-28 01	Backrent + Rent To 5-5	240	80	160
32	5-5 01	Backrent + Rent To 5-12	240	80	160
33	5-12 01	Backrent + Rent To 5-19	280	120	160
34	5-19 01	Backrent + Rent To 5-19	160	0	160
35	5-26 01	Backrent + Rent To 5-26	260	80	180
36	5-26 01	Backrent + Rent To 6-2	290	100	190
37	6-2 01	Backrent + Rent To 6-9	270	0	270
38	6-6 01	Backrent + Rent To 6-9	290	100	190
39	6-9 01	Backrent + Rent To 6-16	270	100	170
40	6-16 01	Backrent + Rent To 6-23	260	100	160
	6-23 01	Backrent + Rent To 6-23	260	100	160

h.
0
3 of
of

Get check - may need change

TERRY HANEY

#6

80.00 P/W 80.00 S/P

	Initials	Date
Prepared By		
Approved By		

			1	2	3	4
	2000		AMT DUE	AMT PAID	BAL	
1	9 21	Rent To 9/30 & S/D	-160-			
2	21	Paid on A/c		160-	60-	
3	30	Rent To 10/7	80-		140-	
4	10 1	Paid on A/c		160	60	
5	30	Paid on A/c by Co Check		120	20-	
6	7	Rent To 7/14	80		100-	
7	7	Paid on A/c		100	-0-	
8	14	Rent To 10/21 ✓	80~	80	20~	Paid 200
9	21	Rent To 11/4	80	70	10-	and 200
10	11 4	Rent To 11/11	80-	80	10-	500
11	11 11	Rent To 11/17	80	80	0	
12						
13						
14						
15						
16						
17						
18						
19						
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25						
26						
27						
28						
29						
30						

10/10

every other

Sat

	Initials	Date
Prepared By		
Approved By		

		Name: Mike Fox	Amount Due	Amount Paid	Balance
		Room #: 7			
		Rent: \$ 60 (\$80) Sec. Dep.: \$ 0			
1	11-11 00	Rent To 11-17	60	60	0
2	11-18 00	Rent To 11-24	60	60	0
3	11-28 00	Rent To 12-7	60	60	0
4	12-2 00	Rent To 12-8	60	60	0
5	12-9 00	Rent To 12-16	60	60	0
6	12-16 00	Rent To 12-23	60	60	0
7	12-23 00	Rent To 12-30	60	30	30
8	12-30 00	backrent + Rent To 1-6	90	90	0
9	1-6 01	Rent To 1-13	60	60	0
10	1-13 01	Rent To 1-20	60	0	60
11	1-20 01	Rent To 1-27 + backrent	120	0	120
12	1-27 01	backrent + Rent To 1-27	120	60	60
13	1-27 01	backrent + Rent To 2-3	120	80	40
14	1-31 01	backrent + Rent To 2-3	40	0	40
15	2-3 01	backrent + Rent To 2-10	100	60	40
16	2-7 01	backrent	40	0	40
17	2-10 01	backrent + Rent To 2-17	160	70	30
18	2-17 01	backrent + Rent To 2-24	90	70	20
19	2-24 01	backrent + Rent To 3-3	80	80	0
20	3-10 01	Rent To 3-17	120	0	120
21	3-17 01	back Rent + Rent To 3-24	180	120	60
22	3-31 01	back Rent + Rent To 4-7	180	120	60
23	4-14 01	backrent + Rent To 4-21	220	120	100
24	4-28 01	backrent + Rent To 5-5	260	160	100
25	5-12 01	backrent + Rent To 5-19	260	160	100
26	5-26 01	backrent + Rent To 6-2	260	160	100
27	6-9 01	backrent + Rent To 6-16	260	160	100
28	6-23 01	backrent + Rent To 7-30	260	160	100
29	7-7 01	backrent + Rent To 7-21	260	160	100
30	7-21 01	backrent + Rent To 8-28	260	160	100
31	8-4 01	backrent + Rent To 8-11	260	160	100
32	8-18 01	backrent + Rent To 8-25	260	100	160
33	8-25 01	backrent + Rent To 9-15	320	100	220
34	9-15 01	backrent + Rent To 9-29	380	100	280
35	9-29 01	backrent + Rent To 10-13	440	100	340
36	10-13 01	backrent + Rent To 10-27	400	0	420
37	10-10 01	backrent	465	0	465
38					
39					
40					

2.00

Exh. 10 35 of 40

Squirrel in attic

504 - Buff
veen

Sat



	Initials	Date
Prepared By		
Approved By		

nk

MIKE FOX

ROOM # 7

\$225.00

Sec. -0-

60.00 p/w

		1	2	3	4
		Amount Due	Amount Paid	Balance	
1999					
11	7	225 -			1
10	30	56.25	56.25	-	2
11	6	56.25	50 -	6.25	3
11	13	To 11/20	60 -	2.50	4
11	20	To 11/27	58.75	60 -	+ 1.25 (C.R.)
11	27	To 12/4	58.75	60 -	2.50 (C.R.)
12	4	To 12/11	60 -	60 -	2.50 (C.R.)
12	11	To 12/18	60 -	60 -	-0 -
12	18	To 12/25	60 -	60 -	-0 -
12	25	To 1/1/00	60 -	60 -	-0 -
1	1	To 1/8/00	60 -	60 -	-0 -
1	8	To 1/15/00	60 -	60 -	-0 -
1	15	Rent To 1/22	60 -	60 -	-0 -
1	22	Rent To 1/29	60 -		60 -
1	29	Rent To 2/5		60 -	-0 -
2	5	Rent To 2/12	60 -	60 -	-0 -
2	12	Rent To 2/19	60 -	60 -	-0 -
2	19	Rent To 2/27	60 -	60 -	-0 -
2	26	Rent To 3/4	60 -	60 -	-0 -
3	4	Rent To 3/11	60 -	60 -	-0 -
3	11	Rent To 3/18	60 -	60 -	-0 -
3	18	Rent To 3/25	60 -	60 -	-0 -
3	25	Rent To 4/1 Paid	60 -	60 -	-0 -
3	1	Rent To 4/8 Paid	60 -	60 -	-0 -
3	8	Rent To 4/15	60 -	60 -	-0 -
3	15	Rent To 4/22	60 -	60 -	-0 -
3	22	Rent To 4/29	60 -	60 -	-0 -
4	29	Rent To 5/6 Exch 10 30 of 40	60 -	60 -	-0 -

BACK RENT PAYMENT SCHEDULE

August 22, 2001

Due to the overwhelming amount of debt (over \$1500) incurred in rents owed to me, the time has come to hold all tenants accountable for their debts. I know some of you have struggled with employment and needed some understanding from me, while others have handed me line after line of crap and took advantage of me. Whatever the case, I'm trying to run a business and am losing money, partly because of debt owed by the tenants. I have been more than fair with each of you. As a result and before it gets cold out, I plan on being repaid in full. If you are not fully paid by the deadline I give you, or you miss any scheduled payments before the deadline, you will need to find housing elsewhere. This applies to everyone---no exceptions. Your repayment schedule is as follows:

Room #: 7

Name: Mike Fox

Amount Owed: \$160
(Prior To Aug. 25)

Repayment:

~~August 25th~~

September 1st - \$200

~~September 8th~~

September 15th - \$200

~~September 22nd~~

September 29th - \$200

~~October 6th~~

October 13th - \$200

~~October 20th~~

~~October 27th~~

Dave Larson
Building Owner

Exh. 10 37 of 48

TENANT AGREEMENT

CONDITIONS OF TENANCY

For Rooming House Located At 736 S. Third Street, Milwaukee, WI 53204

OWNER: David B. Larson 711 Oak Creek Parkway (414) 570-9347
So. Milw., WI 53172

I, the undersigned, as a tenant of said building, do agree to abide by all terms and conditions of tenancy on the aforementioned premises, which are:

1. All rental payments will be made on or before the date such payment becomes due.
2. Use of extension cords, electrical hotplates, or like devices and are prohibited.
3. Loud and excessive noise is not tolerated.
4. Alterations or modifications to rental rooms, or other parts of the building are not allowed.
5. Persons unknown to yourself are denied entrance to the building by you.
6. Involvement in any illegal, or unlawful activities, on or near the premises is prohibited.
7. Dangerous, or unlawful chemicals, or substances, on or near the premises are not allowed.
8. Rental rooms and shared areas of the building are to be kept clean and orderly.
9. Individual garbage should be disposed of on a daily basis utilizing the trash cans located at the rear of the building.
10. The property owner and his employees are to be held without harm for any acts, omissions, damages or injury resulting from tenancy and occupancy of said premises.
11. It is understood that tenancy is a "periodic" tenancy as defined in Chapter 704, Wisconsin Statutes. Violation of any terms of agreement defined above may result in immediate termination of tenancy and removal from the premises.

M. Fox
Renter Signature

11-25-00
Date

M. Fox
Renter Name (print)

#7

Exh. 10 38 of 48

3-10

15 Flat Value Credit
870 Room 10

Gary
302-19840

426-224-
339-2229

cell 406-1782

Does Maintenance

Sat

Prepared By	Initials	Date
Approved By		

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MADE IN U.S.A.

Maintenance

		Name : Charles Arvelo	Amount Due	Amount Paid	Balance
		Room #: X 2 (5) Reduced 1/2/week			
		Rent: \$ 70 (5) Dec. Dep: \$ 0			
1	11-11-00	Rent To 11-17	70	70	0
2	11-18-00	Rent To 11-24	70	70	0
3	11-28-00	Rent To 12-2	70	70	0
4	12-2-00	Rent To 12-9	70	0	70
5	12-9-00	Back rent + rent to 12-16	140	0	140
6	12-13-00	Back rent (short lock + key)	140	100	40
7	12-20-00	Back Rent + Rent To 12-23	110	0	110
8	12-30-00	Back Rent + Rent To 12-30 (80)	180	80	100
9	1-8-01	back Rent + Rent To 1-6 (100)	170	80	90
10	1-13-01	back Rent + Rent To 1-13/140 (140)	160	0	160
11	1-19-01	Backrent + Rent To 1-20	230	60	170
12	1-20-01	Backrent + Rent To 1-27	240	0	240
13	1-24-01	Backrent + Rent To 1-27	240	60	180
14	1-31-01	Backrent + Rent to 2-3	250	100	150
15	2-3-01	Backrent + Rent To 2-10	220	0	220
16	2-7-01	Backrent + Rent To 2-10	220	0	220
17	2-12-01	Backrent + Rent To 2-17	290	100	190
18	2-19-01	Backrent + Rent To 2-17	190	100	90
19	2-24-01	Backrent + Rent To 2-24	180	50	110
20	3-3-01	Backrent + Rent To 3-3	180	100	80
21	3-3-01	backrent + Rent To 3-10	150	0	150
22	3-10-01	Backrent + Rent To 3-17	220	85 Credit / 35	0
23	3-17-01	Rent To 3-24	70	50 Credit / 20	70
24	3-24-01	Rent To 3-31	60	60	0
25	3-31-01	Backrent + Rent To 4-7	80	60 Credit / 20	0
26	4-7-01	Backrent + Rent To 4-14	50	0	50
27	4-14-01	Backrent + Rent To 4-21	105	0	105
28	4-21-01	Backrent + Rent To 4-28	155	credit / 15	140
29	4-28-01	Backrent + Rent To 5-5	190	0	190
30	5-5-01	Backrent + Rent To 5-12	240	0	240
31	5-12-01	backrent + Rent To 5-19	290	credit / 50	240
32	5-19-01	Backrent + Rent To 5-19	290	150	140
33	5-19-01	backrent + Rent To 5-26	190	credit / 50	140
34	5-26-01	Backrent + Rent To 6-2	190	50	140
35	6-2-01	Backrent + Rent To 6-9	190	0	190
36	6-9-01	Backrent + Rent To 6-16	240	0	240
37	6-16-01	Backrent + Rent To 6-23	290	120	170
38	6-23-01	Backrent + Rent To 6-30	220	0	220
39	7-7-01	Backrent + Rent To 7-7	270	50	220
40	7-7-01	Backrent + Rent To 7-14	270	0	270
	7-14-01	Backrent + Rent To 7-21	320	60	260

rch.
19 of
8

	Initials	Date
Prepared By		
Approved By		

(Wed PM)

1 _____ 2 _____ 3 _____

		Name: Nancy Emmerich		Amount Due	Amount Paid	Balance
		Room #: 5				
		Rent: \$ 25/wk Sec. Dep: \$ -				
1	1-16-02	Rent	1-16 to 1-23	25	25	0
2	1-23-02	Rent	1-23 to 1-			
3						
4						
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FAILURE TO PAY EVICTON NOTICE

\$ 100 Drywall
\$ 10 Rim Clean
\$ 100/wk pay

January 1, 2002

Name: Chuck Arvelo

Room #: 5

Amount Owed: \$495.00

Payment One Deadline : Saturday, January 12
Amount To Be Paid: \$300.00

Payment Two Deadline: Saturday, January 26
Amount To Be Paid: \$395.00

If you fail to pay the amounts designated for either of the established deadlines, you will be asked to leave by that deadline date. Don't bother to ask for an extension in time, or to pay less than the designated amounts. **THERE WILL BE NO EXCEPTIONS!!!**

If you can't pay, then have your things packed and be ready to leave by the deadline date.

Dave Larson
Building Owner

Exh. 10 41 of 40

Sat

	Initials	Date
Prepared By		
Approved By		

Charles Arvelo

Room 2

70.00 p/w S/D -0-

		1		2		3		4	
		Amount		Amount					
2000		Due		Paid		Balance			
3	18	Rent Paid TO	3/25	70-	70-	-0-			1
	25	RENT TO	4/1	70-					2
	25	Paid TO	4/1		70	-0-			3
4	1	Paid TO	4/8	70-	70	-0-			4
	8	Rent Paid TO	4/15	70-	70-	-0-			5
4	15	Rent Paid TO	4/22	70-	70	-0-			6
	22	Rent Paid TO	4/29	70-	70	-0-			7
1	29	Rent TO	5/4	70-	70-	-0-			8
5	6	Rent TO	5/13	70	70	-0-			9
	13	Rent TO	5/20	70-	70	-0-			10
	20	Rent TO	5/27	70-	70	-0-			11
	27	Rent TO	6/3	70-	70	-0-			12
6	3	Rent TO	6/10	70	70	-0-			13
	10	Rent TO	6/17	70-	70	-0-			14
	17	Rent TO	6/24	70-	70	-0-			15
	24	Rent TO	7/1	70-	70	-0-			16
7	1	Rent TO	7/8	70	70	-0-			17
	8	Rent TO	7/15	70-	70	-0-			18
	15	Rent TO	7/22	70		70-			19
	22	Rent TO	7/29	70		140-			20
	22	Paid on A/C			120	20-			21
	29	Rent TO	8/5	70		90-			22
	29	Paid on A/C			90	-0-			23
8	5	Rent TO	8/12	70		70-			24
	12	Rent TO	8/19	70		140-			25
	12	Paid on A/C			100	40-			26
	19	Rent TO	8/26	70		110-			27
	26	Paid on A/C			60	50-			28
	26	Rent TO	9/3	70		120-			29
	26	Paid on A/C							

BACK RENT PAYMENT SCHEDULE

August 22, 2001

Due to the overwhelming amount of debt (over \$1500) incurred in rents owed to me, the time has come to hold all tenants accountable for their debts. I know some of you have struggled with employment and needed some understanding from me, while others have handed me line after line of crap and took advantage of me. Whatever the case, I'm trying to run a business and am losing money, partly because of debt owed by the tenants. I have been more than fair with each of you. As a result and before it gets cold out, I plan on being repaid in full. If you are not fully paid by the deadline I give you, or you miss any scheduled payments before the deadline, you will need to find housing elsewhere. This applies to everyone---no exceptions. Your repayment schedule is as follows:

Room #: 5

Name: Chuck Arvelo

Amount Owed: \$345
(Prior To Aug. 25)

Repayment:

August 25th - \$50

September 1st - \$90

September 8th - \$90

September 15th - \$90

September 22nd - \$90

September 29th - \$90

October 6th - \$90

October 13th - \$90

October 20th - \$90

October 27th - \$75

Dave Larson
Building Owner

Exp 10
43 of 48

August 22, 2001

Chuck:

The attached notice is not something I wanted to give you, but it has become necessary. Your debt of \$345 is well beyond what I consider workable. I respect your desire to work for yourself, but maybe the time has come to put that idea aside for now and get a job - - - to save the roof over your head and get out of debt.

I'm disappointed that despite your lack of work you have failed to take care of the things I've asked you to do. For a \$30 a week discount on your rent I don't feel that you're doing enough. I asked you to get the window repaired from your old room (#8) repeatedly and frequently asked you to finish the stairs and handrail. Still, these things don't get done. If you're not going to do what I expect, then your rent should return to \$80 per week. What's it going to be?

It appears that I need to remind you of the following benefits that have been provided for you since I bought the building. These are:

1. Reduced rent of \$30 per week
2. No late fee on rents
3. Rent credit for work of about \$350
4. Free parking for your car
5. Secure storage for your tools

Please let me know what you want to do. I've been very lenient with you to this point, but cannot and will not let things slide anymore.

DAVE

Ech 10

44 of 48

June 16, 2001

Chuck,

I'm growing quite concerned about a few of things that we need to talk about. They are as follows:

1. All that I've noticed you doing in recent weeks around the building is cutting the grass every couple of weeks. The lightbulb in the lower hallway has been out for at least a week and should have been replaced when you first noticed it was out. The stairs and floor that we talked about you painting a few weeks ago hasn't been touched. The quality of cleaning in room #4 was very poor, which I discovered Friday. I was embarrassed when renting it out to a new tenant. What you have been doing the past 3-4 weeks, or actually haven't been doing makes me believe that knocking \$30 per week ~~off~~ your rent is not a fair arrangement to me. I expected better from you, Chuck.
2. As of today, it will take \$290 to be paid up on your rent. I have received only \$50 from you since May 14th and only \$200 since March 24th. You need to get caught up quickly.
3. About ten days ago I found the door to the lower level unlocked, as it wasn't shut tight. The prospective tenant for that level said he hadn't been in there during the period from when I had last been there. In addition, some sheets are missing from the area where I have things stored on the lower level.

I've invested much in you, Chuck and gave you numerous chances that no one else would give you. Things need to change immediately, or we'll need to revise our arrangement. I'm feeling taken advantage of.

We need to talk, soon!!!

Dave

Encl. 10
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TENANT AGREEMENT

CONDITIONS OF TENANCY

For Rooming House Located At 736 S. Third Street, Milwaukee, WI 53204

OWNER: David B. Larson 711 Oak Creek Parkway (414) 570-9347
So. Milw., WI 53172

I, the undersigned, as a tenant of said building, do agree to abide by all terms and conditions of tenancy on the aforementioned premises, which are:

1. All rental payments will be made on or before the date such payment becomes due.
2. Use of extension cords, electrical hotplates, or like devices and are prohibited. *(that's the law for a rooming house)*
3. Loud and excessive noise is not tolerated.
4. Alterations or modifications to rental rooms, or other parts of the building are not allowed.
5. Persons unknown to yourself are denied entrance to the building by you.
6. Involvement in any illegal, or unlawful activities, on or near the premises is prohibited.
7. Dangerous, or unlawful chemicals, or substances, on or near the premises are not allowed.
8. Rental rooms and shared areas of the building are to be kept clean and orderly.
9. Individual garbage should be disposed of on a daily basis utilizing the trash cans located at the rear of the building.
10. The property owner and his employees are to be held without harm for any acts, omissions, damages or injury resulting from tenancy and occupancy of said premises.
11. It is understood that tenancy is a "periodic" tenancy as defined in Chapter 704, Wisconsin Statutes. Violation of any terms of agreement defined above may result in immediate termination of tenancy and removal from the premises.

Charles Arvelo
Renter Signature

12-6-00
Date

Charles Arvelo
Renter Name (print)

2

Exh. 10

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Free Parking - Only space available
Storage Room - Tools
Rent Credit - \$310 for work + paint
No late fee on rents
Reduced rent - \$30/wk
No rent payment - 16 weeks, 7 in a row

Chuck

Exh 10

47 of 48

~~Tue~~ Wed

	Initials	Date
Prepared By		
Approved By		

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MADE IN U.S.A.

		1		2		3	
Name: Arthur Helmenstein		Amount Due		Amount Paid		Balance	
Room #: 4							
Rent: \$ 70		Sec. Dep.: \$70					
1	11-11 00	Rent to 11-14 (Back rent)	140	70	70		
2	11-18 00	Remainder of rent to 11-14	70	0	70		
3	11-21 00	Rent to 11-21	140	0	140		
4	11-28 00	Rent to 11-28	210	0	210		
5	11-29 00	Rent to 12-6	280	0	280		
6	12-9 00	Rent to 12-9	310	0	310		
7		\$ 310					
8		+ room belonging					
9		to keep					
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