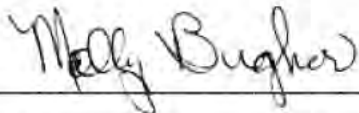


CERTIFICATE OF TRANSCRIBER

I, Molly Bugher, do hereby certify that the foregoing transcript is a true and correct record of the recorded proceedings; that said proceedings were transcribed to the best of my ability from the audio recording and supporting information; and that I am neither counsel for, related to, nor employed by any of the parties to this case and have no interest, financial or otherwise, in its outcome.

A handwritten signature in cursive script, reading "Molly Bugher", is written over a horizontal line.

Molly Bugher, CDLT-161

DATE: May 3, 2021

EXHIBIT 3

Department of State Division of Corporations

[Allowable Characters](#)

HOME

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

[File Number:](#) **7571764** [Incorporation Date /](#) **8/21/2019**
[Formation Date:](#) (mm/dd/yyyy)

[Entity Name:](#) **ABERNATHY WEST LLC**

[Entity Kind:](#) **Limited Liability Company** [Entity Type:](#) **General**

[Residency:](#) **Domestic** State: **DELAWARE**

[REGISTERED AGENT INFORMATION](#)

Name: **UNITED STATES CORPORATION AGENTS, INC.**

Address: **221 N BROAD ST, SUITE 3A**

City: **MIDDLETOWN** County: **New Castle**

State: **DE** Postal Code: **19709**

Phone: **302-777-0538**

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like ☐ Status ☐ Status, Tax & History Information

For help on a particular field click on the Field Tag to take you to the help area.

[site map](#) | [privacy](#) | [about this site](#) | [contact us](#) | [translate](#) | [delaware.gov](#)

EXHIBIT 4



Franchise Tax Account Status

As of : 02/16/2021 13:48:35

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

INVOCQ TECHNOLOGIES LLC	
Texas Taxpayer Number	32045596338
Mailing Address	201 VANDERPOOL LN APT 145 HOUSTON, TX 77024-6164
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	11/11/2011
Texas SOS File Number	0801504859
Registered Agent Name	SAMPLE JOHN
Registered Office Street Address	201 VANDERPOOL LN. HOUSTON, TX 77024

EXHIBIT 5

State Of Delaware

Entity Details

4/2/2021 3:37:19PM

File Number: 7571764

Incorporation Date / Formation Date: 8/21/2019

Entity Name: ABERNATHY WEST LLC

Entity Kind: Limited Liability Company

Entity Type: General

Residency: Domestic

State: DELAWARE

Status: Good Standing

Status Date: 8/21/2019

Registered Agent Information

Name: UNITED STATES CORPORATION AGENTS, INC.

Address: 221 N BROAD ST, SUITE 3A

City: MIDDLETOWN

Country:

State: DE

Postal Code: 19709

Phone: 302-777-0538

Tax Information

Last AnnualReport Filed: 0

Tax Due: \$ 0

Annual Tax Assessment: \$300

Total Authorized Shares:

Filing History (Last 5 Filings)

Seq	Description	No of Pages	Filing Date mm/dd/yyyy	Filing Time	Effective Date mm/dd/yyyy
1	LLC	1	8/21/2019	10:00 AM	8/21/2019

EXHIBIT 6

EXHIBIT A
MEMBERS

The Members of the Company and their respective addresses, Capital Contributions, and Ownership Interests are set forth below. The Members agree to keep this Exhibit A current and updated in accordance with the terms of this Agreement, including, but not limited to, Sections 2.1, 2.3, 2.4, 7.1, 7.2, and 10.1.

Members	Capital Contribution	Percentage Interest
Szu-Nien Su Address: 700 Pennsylvania Ave. SE, Floor 2 Washington, District of Columbia 20003		100%

EXHIBIT 7



Jim Hagedorn

@hagedornforcongress · Politician

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Jim Hagedorn

October 9, 2020 ·

This article, written by a Democrat operative who has filed several misleading negative stories during this campaign, is **100%** completely false. Even liberal Politico should know better.

The false claim and smear is that my campaign was given rent-free office space, Suite 007 in the old Brett's Building in Mankato, since 2013. Absolutely not true!

My campaign has used "11 Civic Center Plaza, Suite 007" as a mailing address since 2013. But no physical location is tied to that address. Suite 007 is not office space. Suite 007 is a P.O. Box address! The reporter was told as much by the building's former owner, but filed the story anyway.

The premise of the hit piece is completely false.

We did rent unfurnished space in the basement of the old Brett's Building from March 2018 through November 7, 2018. We paid the owner \$100 and listed that on our FEC report. Case closed.

By the way, the picture Politico used for this fake news story is from our 2018 election night party, which was held in the Event Center in Mankato. We rented that room for the night.



Jim Hagedorn
10h ·

HAGEDORN SUPPORTS THE 2ND AMENDMENT!

Biden-Pelosi-Schumer and the rest of national Democrat politicians are gearing up to target firearms owners with extreme registration, regulation, taxation, banning classes of guns and Beto O'Rourke style confiscation.

Rest assured, I oppose the left's anti-gun agenda and will stand firm in support of our 2nd Amendment and your right as a law-abiding citizen to keep and bear arms for self-protection and other lawful purposes.



WSJ.COM

Biden's Gun-Policy Plans Start to Take Shape

Ahead of the three-year anniversary of the Parkland school shooting, President Biden's plans fo...



259

85 Comments 25 Shares

Like

Comment

Share

Most Relevant



Write a comment...

Press Enter to post.



Jim Hagedorn

19h ·



2

Great news on this President's Day! Our esteemed MNGOP State Party Chair, Jennifer Carnahan, has secured fantastic South Dakota Governor Kristi Noem as our keynote speaker for this year's Lincoln-Reagan Dinner on March 12th. For more information email Jennifer at chair [REDACTED].



388

21 Comments 12 Shares



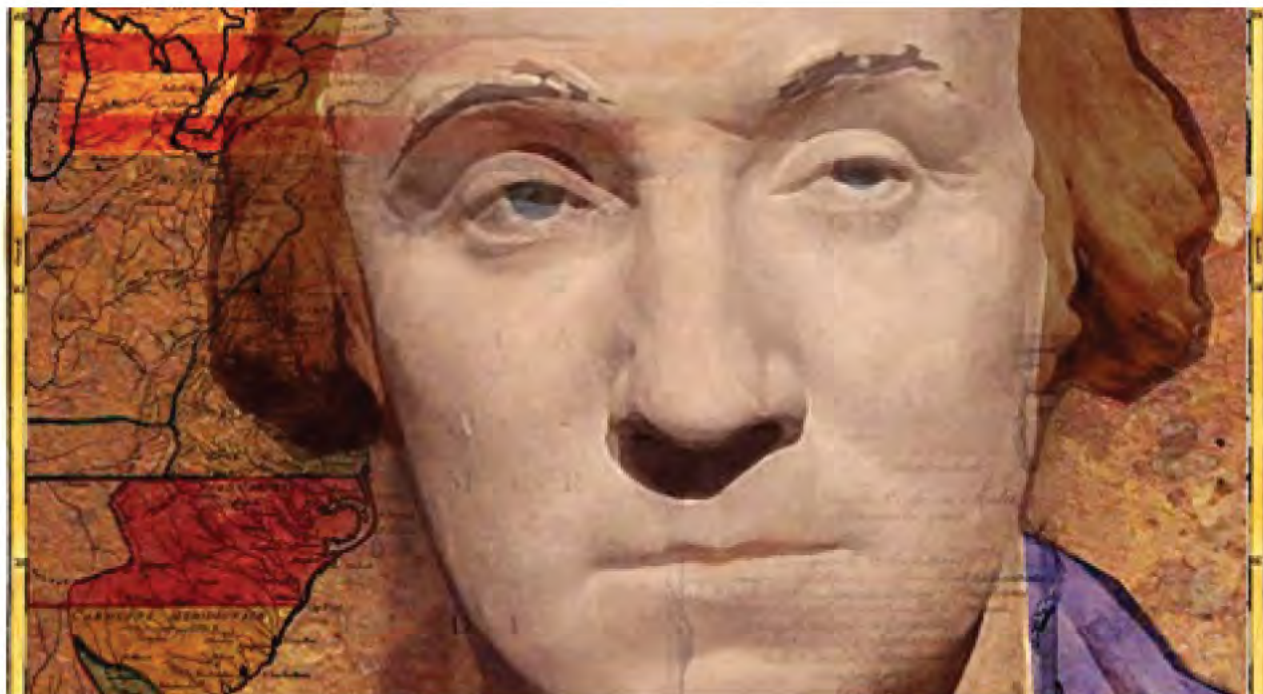
Jim Hagedorn

21h ·



2

Today our nation celebrates the birthday of President and General George Washington, the Father of our Country and, in my view, our greatest American. Thank God for the life of George Washington.



WASHINGTONTIMES.COM

Be grateful for George Washington: America's 'indispensable man'

On Monday, we celebrate George Washington's birthday, as we have for almost 200 years.



238

13 Comments 14 Shares

Like

Comment

Share

Most Relevant



Write a comment...

Press Enter to post.



All the Good Guys! Thank you and happy American Birthday!

Like · Reply · 17h

View 7 more comments



2

EXHIBIT 8

LEASE AGREEMENT

LEASE AGREEMENT (Lease) made this ^{DF 19th} ~~20th~~ Day of Feb., 2018 A.D., between Minnesota River Properties, LLC. (Landlord) and Hagedorn for Congress, (Tenant).

1. LEASE OF PREMISES. In consideration of the rent, the Landlord leases to Tenant, the space (Premises), located at Mankato Place. (The Project), (Property) and known as Suite # 007 consisting of 879 square feet in an "as is" condition.
2. TERM. Tenant shall lease the Premises for a term beginning on 19th of February, 2018 and ending November 30, 2018. Landlord shall not be liable for failure to deliver the Premises to Tenant in the beginning date of this Lease for reasons beyond Landlords Control.
3. RENT/ADDITIONAL RENT.
 - A. Rent: Tenant agrees to pay Landlord rent (\$ 100) in equal monthly payments, in advance, without prior demand on the first day of each calendar month during the term... In the event that the term agreed to does not begin on the first day on the month or the end on the last day on the month, the first and/or last monthly rental payment shall be prorated.
 - B. Additional Obligations: Tenant agrees to pay all charges incurred under separate agreement or otherwise for Services furnished by Landlord as well as any other amounts due Landlord as additional rent which shall be paid along with the monthly installments of rent. Tenant specifically understands that failure to pay for Services or other charges due under separate agreements will give Landlord the right to terminate the Lease according to the provisions of Paragraph 12.
4. CARE OF PREMISES AND PROPERTY. In addition to the other provisions of this Lease Tenant agrees:
 - A. To comply with all applicable laws, including common law, ordinances or regulations of any governmental body having jurisdiction over the Premises and the Property and to conform to all reasonable rules or regulations which Landlord may establish.
 - B. Not to damage any part of the Premises or the Property.
 - C. Not to permit any trade or occupation which is unlawful or any activity which would create a hazard which would adversely affected and insurance on the Premises or the Property.
 - D. Not to place any sign on the Premises or the Property except that which Landlord has first approved in writing.
 - E. Not to permit any employee, agent, customer or visitor of Tenant to violate any obligation of Tenant under his Lease.
5. USE OF PREMISES. The Premises shall only be used for: general office administrative space.

Tenant under this lease shall not (except as to those specific instances when express time limits are provided for taking action) prejudice Landlords rights or remedies with respect to any existing or subsequent breaches or defaults. Acceptance of any partial payment from Tenant will not waive Landlords right to pursue Tenant for any remaining balance due nor shall any endorsement or statement on any check or any letter which acknowledges a check or payment as rent be deemed an accord and satisfaction.

- F. Burden and Benefit. The lease shall be binding upon and shall inure to the
Benefit of the respective successors and assigns of Landlord and Tenant.
- G. Applicable Law. This Lease shall be construed according to the laws of
the state in which the property is located.
- H. Notices. Whenever any payment notice, consent, or request is given or
made under this lease, it shall be in writing and delivered in person or
mailed by certified mail or to any other addresses as may have been
specified by prior notice to Landlord. Communications and payments
shall be addressed to:
Minnesota River Properties LLC
Civic Center Plaza Ste #2110
Mankato MN 56001
- I. Entire Agreement. This Lease contains all the agreements and
understandings made between the parties and may only be modified in a
writing signed by the parties or their respective successors in interest.
- K. Partial Invalidity. If any provision of this Lease shall be invalid, the
remainder of this Lease shall not affect it thereby.
- L. Titles. The titles and Article headings are inserted only for convenience
and are not to be construed as part of this Lease.

IN THE WITNESS WHEREOF, the parties have caused this Lease to be executed as of
the day and year first above written.

Tenant:

BY: 

Its: Campaign Manager

Date: 2/19/18

Landlord:

By: _____

Its: _____

Date: _____

EXHIBIT 9

Cho, Annie

From: Hoppe, Lousene <[REDACTED]>
Sent: Thursday, July 1, 2021 11:12 AM
To: Quinn, Sean
Subject: RE: Confidential Communication - Office of Congressional Ethics

Sean:

I did finally get ahold of my client.

According to Mr. Awsumb, the signatory was Dan Phillips. He believes that Dan Phillips was the campaign manager at the time, but he isn't certain.

Mr. Awsumb doesn't remember at this point exactly what he was thinking when he drafted the lease. He agrees that the lease reads as though the Hagedorn campaign should have paid \$100 per month, but he set up this at a time when he was recovering from a long-term illness and doesn't fully recall his intent or what his conversations with Dan Phillips or Ron Firchau may have been at the time the lease was executed by the campaign. He believes his accountant billed the campaign \$100 per month, but the campaign only reimbursed \$100 total. In any event, Mr. Awsumb didn't pursue it, as he was selling the property.

Thanks,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

Pronouns: she/her/hers

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From: Hoppe, Lousene
Sent: Wednesday, June 30, 2021 2:23 PM
To: Quinn, Sean <[REDACTED]>
Subject: RE: Confidential Communication - Office of Congressional Ethics

Sean:

I've reached out Gordon Awsumb but have not heard back yet. I know he's been travelling much of the month of June. I sent him your requests by email and asked if he was able, could he provide answers to those two questions.

I'll let you know when I hear from him.

Thanks,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

Pronouns: she/her/hers

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From: Quinn, Sean <[REDACTED]>
Sent: Tuesday, June 22, 2021 9:05 PM
To: Hoppe, Lousene <[REDACTED]>
Subject: RE: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Hi Lousene,

Thanks for your email and apologies for my delayed response. There was one other aspect of the agreement that we needed confirmed, that you and I had discussed by phone. That is, whether the rental agreement was for either 1) \$100 to be paid just one time for the period of the rental agreement (February 19, 2018 to November 30, 2018) or 2) \$100 to be paid for each month of the agreed period. The rental agreement isn't perfectly clear on that point and I want to make sure we understand it correctly.

Also, if possible, could you have Mr. Awsumb identify the name of the campaign manager who signed the agreement? Attaching here for your convenience.

Finally, you are correct, I can confirm we'll withdraw the request for an interview assuming we can clarify the above. Please thank Mr. Awsumb for his cooperation with our review.

Sean
OCE, Investigative Counsel
[REDACTED]

From: Hoppe, Lousene <[REDACTED]>
Sent: Thursday, June 3, 2021 9:55 AM
To: Quinn, Sean <[REDACTED]>
Subject: RE: Confidential Communication - Office of Congressional Ethics

Sean:

Pursuant to our call last week, Mr. Awsumb confirms that the only payment he received under the February 2018 lease, which we provided pursuant to your request, was the \$100 payment made on 10/18/18, via check No. 6255 (which we have also produced).

I have informed my client that the need for an interview is obviated by this communication.

Thank you,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

Pronouns: she/her/hers

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From: Quinn, Sean <[REDACTED]>
Sent: Friday, May 28, 2021 6:31 AM
To: Hoppe, Lousene <[REDACTED]>
Subject: Re: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Hi Lousene,

I am traveling on the train until 11:30 today. If you give me a time you can speak, I'll find a quiet place. Alternatively, if you have some time after 2pm, I'll have reached my destination.

Sean

Sent from my iPhone

On May 27, 2021, at 4:12 PM, Hoppe, Lousene <[REDACTED]> wrote:

I'm booked here until 5:30 p.m. CT so I'll try you tomorrow, Sean.

Lousene M. Hoppe
Fredrikson & Byron, P.A.

200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]
Pronouns: she/her/hers

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From: Quinn, Sean <[REDACTED]>
Sent: Thursday, May 27, 2021 3:09 PM
To: Hoppe, Lousene <[REDACTED]>
Cc: Ashmawy, Omar <[REDACTED]>
Subject: RE: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Hi Lousene,

Just tried to call you. We may be able to obviate the need for an interview. Give me a call when you are available and we can discuss.

Sean
OCE, Investigative Counsel
[REDACTED]

From: Hoppe, Lousene <[REDACTED]>
Sent: Wednesday, May 26, 2021 1:50 PM
To: Quinn, Sean <[REDACTED]>
Cc: Ashmawy, Omar <[REDACTED]>
Subject: RE: Confidential Communication - Office of Congressional Ethics

Sean:

Mr. Awsumb will participate. He is on vacation with his family through mid-next week, and I am unavailable the latter part of next week and early the week of June 7. We can be available between 11-4 CT on Wednesday the 9th or anytime after 11:00 a.m. on Thurs the 10th, if anything there works for you.

Thanks,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]

Main Phone: [REDACTED]
Fax: [REDACTED]

Pronouns: she/her/hers

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From: Quinn, Sean [REDACTED]
Sent: Monday, May 17, 2021 1:34 PM
To: Hoppe, Lousene [REDACTED]
Cc: Ashmawy, Omar [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Lousene,

We appreciate Mr. Awsumb's cooperation but do not use interrogatories as a substitute for interviews in our process. I can assure you that the interview would be short (less than an hour) and narrowly focused on the topics addressed in our RFI to him. We are also happy to accommodate Mr. Awsumb's schedule so long as he could appear by zoom for that one-hour period any time within the next 2-3 weeks.

Sean
OCE, Investigative Counsel
[REDACTED]

From: Hoppe, Lousene [REDACTED]
Sent: Monday, May 17, 2021 2:20 PM
To: Quinn, Sean [REDACTED]
Cc: Ashmawy, Omar [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

Sean:

We are happy to cooperate, but Mr. Awsumb would prefer that all questions go in writing through me, his counsel. We are happy to respond as quickly as reasonably possible once we have them.

Thanks,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]

Fax: [REDACTED]

Pronouns: she/her/hers

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From: Quinn, Sean [REDACTED]
Sent: Tuesday, May 11, 2021 9:11 AM
To: Hoppe, Lousene <[REDACTED]>
Cc: Ashmawy, Omar <[REDACTED]>
Subject: RE: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Lousene,

Thanks for getting that to us. As it appears your production is complete, could you sign and return the RFI certification that I sent along with the original request? Attaching that here for your convenience.

Lastly, we'd like to conduct a brief interview with Mr. Awsumb by Zoom. The interview will take less than an hour, and we are happy to accommodate your and Mr. Awsumb's schedules. We'd like to complete that next week if possible. Let me know a couple dates and times that work for you all.

Thanks for your assistance,

Sean
OCE, Investigative Counsel
[REDACTED]

From: Hoppe, Lousene [REDACTED]
Sent: Wednesday, April 28, 2021 12:03 PM
To: Quinn, Sean [REDACTED]
Cc: Ashmawy, Omar [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

Sean:

I believe we found the original email with the lease attachments. We also found one other related email that appears to be responsive.

These documents have been bates labeled and are available to be downloaded at the following link for the next seven days:

<https://fredriksonandbyron.sharefile.com/d-sd8bb10dea44a47ed9f48ec63272d7b4a>

Thanks!

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

Pronouns: she/her/hers

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From: Quinn, Sean [REDACTED]
Sent: Wednesday, April 21, 2021 10:10 AM
To: Hoppe, Lousene [REDACTED]
Cc: Ashmawy, Omar [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Hi Lousene,

Thanks for your responses. Just a few follow ups:

- Blurred Texts: To confirm, OCE000091 is one document that is a combined set of texts that were also produced individually as OCE000067-77? If that's the case then there's no need to reproduce.
- OCE000080_001: Thanks for checking on this – let me know if Mr. Awsumb can locate the original email.
- Privilege Log: I think with the additional information you provided, we can do without a privilege log here.

Sean
OCE, Investigative Counsel
[REDACTED]

From: Hoppe, Lousene [REDACTED]
Sent: Wednesday, April 21, 2021 10:26 AM
To: Quinn, Sean [REDACTED]
Cc: Ashmawy, Omar [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

Sean:

Please see my responses below.

Thanks,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

Please consider the environment before printing this email.
Pronouns: she/her/hers

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From: Quinn, Sean [REDACTED]
Sent: Wednesday, April 14, 2021 2:01 PM
To: Hoppe, Lousene [REDACTED]
Cc: Ashmawy, Omar [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Lousene,

Thanks for getting us the production. I have a just a few follow-up requests for you detailed below:

- Blurred Texts: OCE00067-77 are screenshot of texts, but they are blurred to the point that they are illegible. We've redownloaded the images to make sure it's not an issue on our end and are still unable to read those texts. Please re-produce OCE00067-77 in a readable format.
My client originally provided these in .png format and the images were quite small, so we tried to blow them up as legibly as possible. Since they still weren't very legible, we asked Mr. Awsumb to print them out in a more legible format. See document OCE000091. If you want the native .png files, we will produce them. If you want them in another format, we can provide you with an estimate of the cost of forensic imaging those texts or otherwise extracting them from his cell phone (if this is reasonably convenient for my client to accomplish).
- OCE000080_001: This document is a short email chain between your client and Lon Frichau. The initial email sent by Mr. Gordon references an attached lease, but only Lon Frichau's response without the attachment was produced. Please produce the underlying email from Mr. Gordon to Mr. Frichau (sent on May 20, 2020 at 9:18am) with the lease attachment.
I will check with Mr. Awsumb to verify if he has the original email from his sent mail with the attachments as well. A subsequent email with the attachments included was produced at OCE000046-48.

- Privilege Log: I understand that you've redacted some material as either privileged or non-responsive, unfortunately I am not familiar with some of the individuals on the emails (e.g. Matt Mithun and Mike Kahler), so I can't evaluate the privilege claim. I'd also need a basic description for the basis of the claim of privilege or non-responsiveness for other redactions, like the large redacted blocks in OCE000001. I'd ask that you please provide a privilege log for anything withheld or redacted.

The items redacted on OCE000001 are copies of checks images for unrelated tenants with banking information on them. They are not responsive to your inquiry. All redactions, except OCE000001, are redacted for attorney-client privilege and/or common interest communications. There is no reason for my client to incur the cost of creating a privilege log for these few redactions, unless you are willing to reimburse that cost. Matt Mithun and Mike Kahler are representatives of Mankato Place 1 LLC, which purchased the building that Awsumb and Associates now manages. Ron Groth is the attorney for that entity. The Fredrikson & Byron lawyers listed are attorneys for Gordon Awsumb and Awsumb & Associates.

Thanks and let me know if you have any questions.

Best,

Sean
OCE, Investigative Counsel
[REDACTED]

From: Quinn, Sean
Sent: Monday, April 12, 2021 3:08 PM
To: Hoppe, Lousene [REDACTED]
Subject: Re: Confidential Communication - Office of Congressional Ethics

Great thanks Lousene, I've got your letter and we are downloading the documents. I'll let you know if I have any follow-up questions.

Sean

Sent from my iPhone

On Apr 12, 2021, at 1:59 PM, Hoppe, Lousene [REDACTED] wrote:

Sean:

Please see attached correspondence. Our support team should be loading the documents into the box.com site you provided shortly.

Thanks,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]

Fax: [REDACTED]

Please consider the environment before printing this email.

Pronouns: she/her/hers

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From: Quinn, Sean [REDACTED]
Sent: Monday, April 12, 2021 7:53 AM
To: Hoppe, Lousene [REDACTED]
Subject: Re: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Ok, thanks Lousene. Will look out for the production today.

Sean

On Apr 9, 2021, at 6:36 PM, Hoppe, Lousene [REDACTED] wrote:

Sean:

I did see the email. I don't think we will have the production out yet today. There were some technical issues gathering and transmitting text messages that appear to be responsive.

Please expect it Monday. I will send a cover letter and use your link below.

Have a good weekend,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

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Pronouns: she/her/hers

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From: Quinn, Sean [REDACTED]
Sent: Friday, April 9, 2021 11:10 AM
To: Hoppe, Lousene [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Hi Lousene,

Just wanted to make sure you saw my below email. If you plan to produce documents today, just give me a heads up and I'll confirm receipt of the production. I am not sure our platform gives you any confirmation.

Sean
OCE, Investigative Counsel
[REDACTED]

From: Quinn, Sean
Sent: Wednesday, April 7, 2021 9:33 AM
To: Hoppe, Lousene [REDACTED]
Cc: Ashmawy, Omar [REDACTED]; Cho, Annie [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

Lousene,

Because of House network security measures, our IT folks prefer it if we use House approved FTP platforms. We've created a link that you can use to upload documents that conforms to our security protocols. Pasting the link here, which will be active until Monday. Let me know if you have any questions:

<https://officeofcongressionalethics.app.box.com/f/df8e66b2ed964c19a6bc60d2512bb12f>

Thanks,
Sean

Sean
OCE, Investigative Counsel
[REDACTED]

From: Hoppe, Lousene [REDACTED]
Sent: Tuesday, April 6, 2021 2:30 PM
To: Quinn, Sean [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

Sean:

I was planning to provide a link to the documents on our Sharefile site, with an expiration of 15 days. It's not very voluminous, but we produce things via Sharefile as a matter of course.

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

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From: Quinn, Sean [REDACTED]
Sent: Tuesday, April 6, 2021 11:55 AM
To: Hoppe, Lousene [REDACTED]
Cc: Ashmawy, Omar [REDACTED]; Cho, Annie [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Lousene,

That's great. Thanks for the update. Do you expect the production to be a size you could email, or should we plan to arrange for production by FTP? We have an FTP platform we can use if so.

Sean
OCE, Investigative Counsel
[REDACTED]

From: Hoppe, Lousene [REDACTED]
Sent: Tuesday, April 6, 2021 12:51 PM
To: Quinn, Sean [REDACTED]
Cc: Eisner, Helen [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

Sean:

By tomorrow or Thursday, I should have the documents and communications that are responsive to the RFI from my client. There is some delay, because the request goes back to a time when Mr. Awsumb used a different email system. Thus, he is doing his best to identify and search email archives for responsive information. Also, there appear to be some responsive text messages, and we are trying to produce those in a readable format. We might need a day or so on our end to review for privilege, organize/label and produce.

Our target is to produce responses by Friday.

Thanks,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

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by the sender to authenticate the contents of this electronic message.**

From: Quinn, Sean [REDACTED]
Sent: Thursday, April 1, 2021 10:18 AM
To: Hoppe, Lousene [REDACTED]
Cc: Eisner, Helen [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Great, thanks for the update. The RFI Acknowledgment form can be signed and returned before anything else is produced. Attaching that again here.

Sean
OCE, Investigative Counsel
[REDACTED]

From: Hoppe, Lousene [REDACTED]
Sent: Thursday, April 1, 2021 11:10 AM
To: Quinn, Sean [REDACTED]
Cc: Eisner, Helen [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

Sean:

We received the request and we are searching for potentially responsive documents and communications. We will revert when we have identified what is responsive.

Thanks,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

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Pronouns: she/her/hers

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immediately at our telephone number (612) 492-7000. The name and biographical data provided above are for informational purposes only and are not intended to be a signature or other indication of an intent by the sender to authenticate the contents of this electronic message.**

From: Quinn, Sean [REDACTED]
Sent: Thursday, April 1, 2021 10:06 AM
To: Hoppe, Lousene [REDACTED]
Cc: Eisner, Helen [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Hi Lousene,

I just wanted to check in and see if you've been able to speak with your client about our requests. Happy to set up another call if you have questions now that you've been able to review the RFI. Also, if you can have the acknowledgment form signed and returned to us, that would be great.

Sean
OCE, Investigative Counsel
[REDACTED]

From: Quinn, Sean
Sent: Monday, March 29, 2021 2:36 PM
To: Hoppe, Lousene [REDACTED]
Cc: Eisner, Helen [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

Hi Lousene,

Thanks for getting that back to me. As I explained when we spoke on the phone, Mr. Awsumb has been identified as a third party that may have information relevant to a review being conducted by the Office of Congressional Ethics. As such, I am attaching the following:

1. A Request for Information ("RFI");
2. An Acknowledgment of Receipt of this RFI (please return this to me at your earliest convenience); and
3. An RFI Certification form (only complete this once you and your client a finished producing material responsive to our request)

I am happy to discuss this RFI and answer any other questions you might have in connection with our review once you've had a chance to look at the attached. Additionally, please let me know when you have an idea of a production timeline.

Best,

Sean
OCE, Investigative Counsel
[REDACTED]

From: Hoppe, Lousene [REDACTED]
Sent: Monday, March 29, 2021 10:31 AM
To: Quinn, Sean [REDACTED]
Cc: Eisner, Helen [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

Sean:

Here's the form you provided, which is signed by Gordon Awsumb in his individual capacity.

Mr. Awsumb was the sole director and President of Minnesota Office Investments Inc., which owned the stock of Minnesota River Properties LLC. Both companies have been dissolved, because MRP, LLC sold its asset properties.

Thanks,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

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Pronouns: she/her/hers

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From: Quinn, Sean [REDACTED]
Sent: Friday, March 26, 2021 12:31 PM
To: Hoppe, Lousene [REDACTED]
Cc: Eisner, Helen [REDACTED]

Subject: Re: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Lousene, that's fine. If you're unable to return the form before our call we can still speak and I'll just wait to send you the documents we have for you client until Mr. Awsumb is able to sign.

Sean

On Mar 26, 2021, at 12:40 PM, Hoppe, Lousene
[REDACTED] wrote:

Mr. Quinn:

I can try, but no guarantee I'll be able to get a form signed from Mr. Awsumb and returned. I don't even know whether he has access to a scanner this afternoon to sign and return via email. Our firm is still working remotely.

Thanks,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

Please consider the environment before printing this email.

Pronouns: she/her/hers

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From: Quinn, Sean [REDACTED]
Sent: Friday, March 26, 2021 11:07 AM
To: Hoppe, Lousene [REDACTED]; Eisner, Helen [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Hi Lousene,

If you could have Mr. Awsumb sign the attached designation of counsel form before our call today, I'd appreciate it. Our reviews are confidential and we'd be unable to share any helpful information with you without the designation.

Sean
OCE, Investigative Counsel
[REDACTED]

From: Hoppe, Lousene [REDACTED]
Sent: Thursday, March 25, 2021 5:20 PM
To: Quinn, Sean [REDACTED]; Eisner, Helen [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

I'm available at 2:30 CT/3:30 ET tomorrow afternoon. You can reach me at the number below, or please feel free to provide a dial-in.

Thanks,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

Please consider the environment before printing this email.

Pronouns: she/her/hers

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From: Quinn, Sean [REDACTED]
Sent: Thursday, March 25, 2021 2:54 PM
To: Hoppe, Lousene [REDACTED]; Eisner, Helen [REDACTED]
Subject: RE: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Hi Lousene,

I received your voicemail, thanks for reaching out. Would you be available tomorrow midafternoon for a quick phone call? Sometime between 2:30pm and 4pm (EST) would be ideal. My colleague Helen will join the call as well.

Sean
OCE, Investigative Counsel
[REDACTED]

From: Hoppe, Lousene [REDACTED]
Sent: Thursday, March 25, 2021 3:47 PM
To: Quinn, Sean [REDACTED]; Eisner, Helen [REDACTED]
Subject: FW: Confidential Communication - Office of Congressional Ethics

Mr. Quinn:

I am following up on my voice mail message that I left a few minutes ago.

Please feel free to call me to discuss.

Thanks,

Lousene M. Hoppe
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425
Direct Dial: [REDACTED]
Main Phone: [REDACTED]
Fax: [REDACTED]

Please consider the environment before printing this email.

Pronouns: she/her/hers

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From: Quinn, Sean [REDACTED]
Sent: Thursday, March 25, 2021 7:36 AM
To: Zellmer, Randy [REDACTED]
Cc: Eisner, Helen [REDACTED]
Subject: Confidential Communication - Office of Congressional Ethics

[EXTERNAL E-MAIL]

Hi Randy,

I am attempting to get in contact with Mr. Gordon Awsumb who formerly owned and managed 11 Civic Center Plaza in Mankato, MN, and I believe is your client. I have a set of confidential documents that I will be sending him or his counsel. If you're the right person to receive these documents, please let me know. I am also happy to set up a quick call to explain to you and/or Mr. Awsumb what I'll be sending his way.

Thanks for your assistance,
Sean

Sean M. Quinn
Investigative Counsel
Office of Congressional Ethics
U.S. House of Representatives
425 3rd St. SW, Suite 1110
Washington, DC 20024
Direct: [REDACTED]
Fax: [REDACTED]
[Sean.Quinn](#) [REDACTED]

<Letter in Response to OCE RFI-c.pdf>

EXHIBIT 10

DEPOSIT TICKET

75-340/919

Former Owner of 11 Civic Center Plaza



Lake Crystal, MN
Good Thunder, MN
Mankato, MN
607-625-4816

DATE 11/2/18

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

	DOLLARS	CENTS
CURRENCY		
COIN		
CHECKS (PLEASE INDICATE)		
1 Turner 2500	2500	
2		
3 Hoglund 300	300	
4		
5 Hoglund 100	100	
6		
7 Nesbitt 3980 76	3980	76
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
TOTAL FROM OTHER SIDE OR ATTACHED LIST		
PLEASE RE-ENTER TOTAL HERE	5880	76

Checks and other items are received for deposit subject to the provisions of the Uniform Commercial Code or any applicable collection agreement.

69

5880.76

THIS CHECK MAY BE DEPOSITED IN ANY CHECK CASHING OR CHECK DEPOSIT SERVICE. SIGNATURE REQUIRED. SIGNATURE MUST BE IN THE SIGNATURE FIELD. SIGNATURE MUST BE IN THE SIGNATURE FIELD. SIGNATURE MUST BE IN THE SIGNATURE FIELD.

21

REDACTED

Friends of Hagedorn
11 Civic Center Plz Ste 007
Mankato, MN 56001

Community Bank
951 Madison Ave
Mankato, MN 56001

No. [REDACTED]

Date 10/18/2018

Pay To The Order Of Former Owner of 11 Civic Center Plaza

\$ **100.00

One Hundred and 00/100

Dollars

[REDACTED]
1207 River Dr
River Falls, WI 54022

Memo:



[Handwritten Signature]

REDACTED

EXHIBIT 11

Brett's

250 parking stall
\$9.80

TENANT	STORE / SUITE #	Actual sf	Util sf	Clean sf	Rent sf	Parking Spaces	Monthly Parking	COMMENCE DATE	TERM. DATE	LEASE LENGTH
	101	3,200	3,200		3,200	33	323.4	9/1/2015	8/31/2025	10.01
	150	4,958	4,958	4,958	4,958	19.83	-	9/1/2012	8/31/2022	10
		2,340								
	120	600	600	600	600	2.4	-	9/1/2011	12/31/2019	8.34
	203	1,070	930	930	930	4.28	-	6/1/2015	1/31/2021	5.67
	205	2,194	2,194	2,194	2,194	8.78	-	2/1/2011	1/31/2021	10.01
	201	885	885	885	885	3.54	42.16	9/1/2005	4/30/2019	
	202	2,715	2,715	2,715	2,715	10.86	106.43	4/1/2008	8/31/2026	18.43
	204	1,483	1,483		1,483	5.04		8/1/2018	7/14/2021	2.95
	300	3,475	3,475	3,475	3,475	13.9		8/1/2017	7/31/2024	7
US House of Representatives District James Hagedorn	301	978	978		978	3.32		1/2/2019	1/2/2021	2
	402	750	750	750	750	3	29.4	5/1/2019	4/30/2024	5
	310, 400	6,849	6,849	6,849	6,849	27.91	273.52	3/1/2009	2/28/2020	11
TOTALS BRETT'S BLDG		31,497	29,017	23,356	29,017	135.86	774.91			
Vacant Space										
TOTAL space		31,497	29,017	23,356	29,017					
BASEMENT*										
	1	324			324	1.3	0	8/1/2016	7/31/2021	5
Vacant	2	879			879	3.52				0
Conference Room	3	585			585	0	0			
	6	277	277	277	277	1	0	1/1/2018	12/31/2020	3
	7	439				0	0			
management office	8	287		-	-	1	0			
	11	2,307			2,307	7.87	0	7/1/2017	6/30/2022	5
TOTALS BRETT'S BASEMENT*		5,098	277	277	4,372	15	-			
Bsmt Vacant		879			879					
TOTALS FOR BRETT'S		36,595	29,294	23,633	33,389	150.55	774.91			

Brett's	\$7.54				2013 Amt										
TENANT	Suite #	SQ. FT	Parking Spaces	Monthly Parking	COMMENCE DATE	TERM. DATE	LEASE LENGTH	SQUARE FEET O/E	NET RENT	SQ FT GROSS RENT	TOTAL MONTHLY RENT	ANNUAL GROSS	DEPOSIT	STATUS	COMMENTS
	101	3,200	30	\$226.15	10/1/2005	9/30/2013	4	8.6	8.5	17.1	4,786.15	57,433.78	4,266.66	CURRENT	
	100	4,958	20	NA	9/1/2012	8/31/2022	10		15.25	15.25	6,300.79	75,609.50			gross rent 15.25psf/yr 1-5, 16.85psf/yr 6-10; tenant pays electric for computer room
		2,340													
	111	600	2	NA	11/1/2011	10/31/2012	2		13	13	650	8,450.00	650		common area conversion
	200	1,183	4	\$30.15	12/1/2008	8/31/2016	7.75	10.5	9.5	20	2,001.82	24,021.84			
	205	2,194	10	NA	2/1/2011	1/31/2021	10.01	NA	NA	16.48	3,013.09	36,157.12		CURRENT	rent escalates 6th year to \$16.92 psf, adjacent Mankato Place suite also leased on same terms
	201	885	4	\$30.15	9/1/2005	8/31/2014	9	10.68	9.5	20.18	1,518.42	18,221.08	1,100.00	CURRENT	1st month free, 3 year option to renew @ \$9.50 net. Renewed to \$9.50 net
	202	4,100	16	\$120.61	9/1/2006	8/31/2016	10.01	10.5	9.5	20	6,953.95	83,447.35		CURRENT	1st right of refusal on additional 3000 sf ,term on entire lease extended 2 yrs, rent escalates in 3 years by \$1.00
	300	5,000	20	\$150.77	1/10/2004	8/31/2016	12.65	10.5	9.5	20	8,484.09	101,809.06		CURRENT	original premises
301+	7,501	30	\$226.15	3/1/2009	2/28/2020	11	10.95	9.5	20.45	13,009.10	156,109.23	9,725.82	CURRENT	Lease ex, rent increases to 9.50 on March 1, 2013	
TOTALS BRETT'S BLDG		31,961	136	\$783.98							46,717.41	560,608.95			
Vacant Space											FPX does not incl credit of \$2548.68 used in 2011				
Common-restrooms, lobby		2,340									FPS is currently being billed the old rate which does not include cleaning				
TOTAL rentable space		29,621													
											17,439.85	Total Abdo			
BASEMENT*															
	Bsmt	439	0	0					0	NA	0	0	0	CURRENT	
	#1	879	1	0	3/1/2011	2/28/2014				13	952.25	11,427.00	0	CURRENT	Exclude from Tax & CAM sq.ft. allocation
Conference Room	#3	585	0	0						NA	0	0			Included in Management Innovations LLC rent
	#6	277	3	0	8/15/2011	8/14/2014				13	300	3,600.00			
	#2	375			8/1/2012	8/14/2017	5.04			NA	400	4,800.00			Addendum added 8-1-2012
vacant	#8	287										0			
Storage to be converted to office	#10	498	0	0					0	NA	0	0	0		
	#11	1,669	0	0	8/15/2009	8/14/2017	8		0	NA	1,300.00	15,600.00	0	CURRENT	Exclude from Tax & CAM sq.ft. allocation; renewed 6 yrs, Yr 1&2 same terms, Yrs 3-6 add \$1sf/yr
TOTALS BRETT'S BASEMENT*		5,009	0	0							2,952.25	35,427.00	0		Exclude from Tax & CAM sq.ft. allocation
Bsmt Vacant		375													
Storage, Conf Space & Common		1,522													
TOTAL rentable space		3,112	136							2013	49,669.66	596,035.95	0		
TOTAL LEASED, INCL CONF & STORAGE & COMMON		32,733								2012	48,838.72	586,064.67			
TOTAL BRETT'S VACANT		662													
% Leased		98%													
Note: MNPCA has 439 sq feet of basement storage free of charge															
*Excluded from Tax & CAM allocation															

Brett's	\$9.89			2014 Amt											
TENANT	Suite #	SQ. FT	Parking Spaces	Monthly Parking	COMMENCE DATE	TERM. DATE	LEASE LENGTH	SQUARE FEET O/E	NET RENT	SQ FT GROSS RENT	TOTAL MONTHLY RENT	ANNUAL GROSS	DEPOSIT	STATUS	COMMENTS
	101	3,200	36	\$356.04	10/1/2005	7/31/2023	10	12.42	8.5	20.92	5,934.71	71,216.48	4,266.66	CURRENT	option to extend at markt rate by 3 year prior notice
	100	4,958	20	NA	9/1/2012	8/31/2022	10		15.25	15.25	6,300.79	75,609.50			gross rent 15.25psf/yr 1-5,effective 9/1/17 - 16.85psf/yr 6-10; tenant pays electric for computer room
		2,340													
	111	600	2	NA	11/1/2011	10/31/2012	2		13	13	650	8,450.00	650		common area conversion
	200	1,183	4	\$39.56	12/1/2008	8/31/2016	7.75	15.63	9.5	25.13	2,516.96	30,203.51			
	205	2,194	10	NA	2/1/2011	1/31/2021	10.01	NA	NA	16.48	3,013.09	36,157.12		CURRENT	effective 2/1/2016, rent escalates 6th year to \$16.92 psf,adjacent Mankato Place suite also leased on same terms
	201	885	4	\$39.56	9/1/2005	8/31/2014	9	15.81	9.5	25.31	1,906.17	22,874.07	1,100.00	CURRENT	1st month free, 3 year option to renew @ \$9.50 net. Renewed to \$9.50 net
	202	4,100	16	\$158.24	9/1/2006	8/31/2016	10.01	15.63	9.5	25.13	8,744.32	104,931.88		CURRENT	1st right of refusal on additional 3000 sf, term on entire lease extended 2 yrs, rent escalates in 3 years by \$1.00
	300	5,000	20	\$197.80	1/10/2004	8/31/2016	12.65	15.63	9.5	25.13	10,668.62	128,023.48		CURRENT	original premises
	301+	7,501	30	\$296.70	3/1/2009	2/28/2020	11	16.02	9.5	25.52	16,248.83	194,985.92	9,725.82	CURRENT	Lease ex, rent increases to 9.50 on March 1, 2013
TOTALS BRETT'S BLDG		31,961	142	\$1,087.90							55,983.50	671,801.96			
Vacant Space		-													
Common-restrooms, lobby		2,340													
TOTAL rentable space		29,621													
											21,929.91	Total Abdo			
BASEMENT*															
	Bsmt	439	0	0		4/30/2023			0	NA	0	0	0	CURRENT	
	#1	879	1	0	3/1/2011	2/28/2014				13	952.25	11,427.00	0	CURRENT	Exclude from Tax & CAM sq.ft. allocation
Conference Room	#3	585	0	0						NA	0	0			Included in Management Innovations LLC rent
	#6	277	3	0	8/15/2011	8/14/2014				13	300	3,600.00			
	#2	375			8/1/2012	8/14/2017	5.04				400	4,800.00			Addendum added 8-1-2012, no increase is scheduled
management office	#8	287										0			
Storage to be converted to office	#10	498	0	0					0	NA	0	0	0		
	#11	1,669	0	0	8/15/2009	8/14/2017	8		0	1.78	2,969.00	35,628.00	0	CURRENT	Exclude from Tax & CAM sq.ft. allocation; renewed 6 yrs,Yr 1&2 same terms, Yrs 3-6 add \$1st/yr in 2014 -15 & 16
TOTALS BRETT'S BASEMENT*		5,009	0	0							4,621.25	55,455.00	0		
Bsmt Vacant															
Storage, Conf Space & Common		1,522													
TOTAL rentable space		3,487	142							2013	60,604.75	727,256.96	0		
											3,369.00	Total Management Innovations			
TOTAL LEASED, INCL CONF & STORAGE & COMMON		33,108													
TOTAL BRETT'S VACANT		-													
% Leased		100%													
Space for cleaning		29,621													
Space elec & heating		32,821													
Note: MNPCA has 439 sq feet of basement storage free of charge															
*Excluded from Tax & CAM allocation															

Brett's

TENANT	Suite #	Actual sf	Util sf	Clean sf	Rent sf	Parking Spaces	Monthly Parking	COMMENCE DATE	TERM. DATE	LEASE LENGTH	2015 Amt				TOTAL MONTHLY RENT	ANNUAL GROSS	DEPOSIT	STATUS	COMMENTS	TENANT SINCE
											1.86	1.7	Cleaning/yr	Utilities/yr						
					\$9.80															
	101	3,200	3,200		3,200	33	\$323.40	10/1/2005	7/31/2023	10	2266.67	453.33	1522.67	592	5,158.07	61,896.80	4,266.66	CURRENT	option to extend at market rate by 3 year prior notice	2005
	100	4,958	4,958	4,958	4,958	20	\$0.00	9/1/2012	8/31/2022	10	6300.79				6,300.79	75,609.50			gross rent 15.25psf/yr 1-5, effective 9/1/17 - 16.85psf/yr 6-10; tenant pays electric for computer room	2012
		2,340																		
	111	600	600	600	600	2	\$0.00	11/1/2011	12/31/2014	2	662.5				662.5	8,450.00	650		common area conversion	2011
	200	930	930	930	930	4	\$0.00	6/1/2015	1/31/2021	5.67	1277.2				1,277.20	5,108.80			MN Fifth Judicial District expansion 6/1/2015, on 930 sf	2004
	205	2,194	2,194	2,194	2,194	9	\$0.00	2/1/2011	1/31/2021	10.01	3013.09				3,013.09	36,157.12		CURRENT	effective 2/1/2016, rent escalates 6th year to \$16.92 psf, adjacent Mankato Place suite also leased on same terms	2010
	201	885	885	885	885	4	\$39.20	9/1/2005	no2mo		700.63	376.13	654.16	163.73	1,933.84	23,206.05	1,100.00	CURRENT	1st month free, 3 year option to renew @ \$9.50 net. Renewed to \$9.50 net	2005
Vacant Space	202	4,100			4,100	21				0					0	0		CURRENT		
Vacant Space	300	5,000			5,000	20				0					0	0		CURRENT		
	310, 400	7,501	7,501	7,501	7,501	30	\$294.00	3/1/2009	2/28/2020	11	5938.29	3556.72	5150.69	1387.69	16,327.39	195,928.65	9,725.82	CURRENT		2009
TOTALS BRETT'S BLDG		31,708	20,268	17,068	29,368	143	\$656.60				20,159.17	4,386.18	7,327.52	2,143.41	34,672.88	416,074.52				
Vacant Space					9,100	Effective 5/1/15														
															4,290.29	MN Fifth Judicial District after expansion				
TOTAL space		31,708	20,268	17,068	29,368															
BASEMENT*																				
	Bsmt	439				0	0		4/30/2023		0				0	0	0	CURRENT		
Vacant	#2	879	879		879	0					0				0	0				
Conference Room	#3	585	585			0	0				0				0	0			Included in Management Innovations LLC rent	
	#6	277	277	277	277	1	0	8/15/2011	no2mo		300				300	3,600.00				2011
	#2	375	375	375	375	0	0	8/1/2012	12/31/2017	5.42	400				400	4,800.00			Addendum added 8-1-2012, no increase is scheduled	2009
management office	#8	287	287	-	-	0	0				0				0	0				
Storage to be converted to office	#10	498				0	0				0				0	0	0			
	#11	1,669	1,669	1,669	1,669	8	0	1/1/2012	12/31/2017	6	1578.16				1,578.16	18,937.98	0	CURRENT	Exclude from Tax & CAM sq.ft. allocation; renewed 6 yrs, Yr 1 & 2 same terms, Yrs 3-6 add \$1sf/yr in 2014, 15 & 16	
TOTALS BRETT'S BASEMENT*		5,009	4,072	2,321	3,200	9	0				2,278.16	0	0	0	2,278.16	27,337.98	0			
Bsmt Vacant					879															
TOTAL space all floors		36,717	24,340	19,389	32,568	152	\$656.6				22,437.33	4,386.18	7,327.52	2,143.41	36,951.04	443,412.50	0			

510.00										2016 Amt		0.89 1.64		Cleaning/yr Utilities/yr		2.00		RE Taxes					
TENANT	Suite #	Actual sf	Net sf	Clean sf	Rent sf	Parking Spaces	Monthly Parking	COMMENCE DATE	TERM. DATE	LEASE LENGTH	SQUARE FEET Q/E	NET RENT	Mis Mo Rent	Oper Costs	CAM Billing	RE Taxes	TOTAL MONTHLY RENT	ANNUAL GROSS	DEPOSIT	STATUS	COMMENTS	TENANT SINCE	
	101	3,200	3,200		3,200	33	\$313.80	10/1/2005	7/31/2023	10	8.6	9.5	2533.33	748.27	1101.59	586.33	5,292.92	63,315.03	4,533.34	CURRENT	first year charges fixed by the lease, starting 2017 CAM will be based on 10% of building costs rather than by sf	2005	
	100	4,958	4,958	4,958	4,958	30	50.00	9/1/2012	8/31/2022	10		15.25	6300.79				6,300.79	75,609.50			gross rent 15.25psf/yr 1-5, effective 9/1/17 - 16.85psf/yr 6-10; tenant pays electric for computer room	2012	
		2,340																					
	120	600	600	600	600	1	50.00	11/1/2011	12/31/2016	5		13.75	687.5				687.5	8,450.00	650		lease rent increased to 13.50 effective 1/1/15, increased to 13.75 effective 1/1/16	2011	
	203	530	530	530	530		50.00	6/1/2015	1/31/2021	5.67	NA	NA	1236				1,236.00	4,944.00			MN Fifth Judicial District expansion 6/1/2015, on 930 sf	2004	
	205	2,194	2,194	2,194	2,194	9	50.00	2/1/2011	1/31/2021	10.01	NA	NA	3093.54				3,093.54	37,123.48		CURRENT	effective 2/1/2016, rent escalates 6th year to \$16.92 psf, adjacent Markato Place suite also leased on same terms	2010	
	201	885	885	885	885	4	540.00	9/1/2005	12/31/2017	12.34	10.68	9.5	700.63	305.33	737.5	150.45	1,933.90	23,206.80	1,100.00	CURRENT	1st month free, 3 year option to renew @ \$9.50 net. Renewed to \$9.50 net.	2005	
Vacant Space	202	4,100	4,100		4,100	21				0							0	0		CURRENT			
Vacant Space	300	5,000	5,000		5,000	20				0							0	0		CURRENT			
	310,400	7,501	7,501	7,501	7,501	30	\$300.00	3/1/2009	2/28/2020	11	10.95	9.5	5938.29	2969.15	5231.95	1275.17	15,714.56	188,574.66	9,715.82	CURRENT		2009	
TOTALS BRETT'S BLDG		31,708	29,368	17,068	29,368	139	\$663.80						20,490.08	4,022.74	7,071.03	2,011.95	34,259.21	411,110.47					
Vacant Space					9,180												4,329.54	MN Fifth Judicial District after expansion					
TOTAL space		31,708	29,368	17,068	29,368																		
BASEMENT*																							
	1	439				0	0		4/30/2023			0					0	0	0	CURRENT			
Vacant	2	879	879		879	4						0					0	0					
Conference Room	3	585				0	0					0					0	0			Included in Management Innovations LLC rent		
	6	277	277	277	277	1	0	8/15/2011	no2mo			300					300	3,600.00				2011	
	2	375	375	375	375	0	0	8/1/2012	12/31/2017	5.42		400					400	4,800.00			Addendum added 8.1.2012, no increase is scheduled	2009	
management office	8	287				1	0					0					0	0					
Storage to be converted to office	10	498				0	0					0					0	0	0				
	11	1,669	1,669	1,669	1,669	8	0	1/1/2012	12/31/2017	6		1,717.25					1,717.25	20,606.98	0	CURRENT	Exclude from Tax & CAM a/l, allocation; renewed 6 yrs.Yr 1&2 same terms, Yrs 3-6 add \$1sf/yr in 2014, 15 & 16		
TOTALS BRETT'S BASEMENT*		5,009	3,200	2,321	3,200	14	0					2,417.25	0	0	0	0	2,417.25	29,006.98	0				
Bsmt Vacant					879																		
TOTAL space all floors		36,717	32,568	19,389	32,568	153	663.8						22,907.33	4,022.74	7,071.03	2,011.95	36,676.45	440,117.45	0				
																	2,117.25	Total Management Innovations					
TOTAL RENTABLE SPACE					32,568																		
TOTAL BRETT'S VACANT					9,979																		
% Leased					69%																		
Space for cleaning					19,389																		
Space elec & heating					32,568																		
Space occupied							22,589																
Note: MNPCL has 439 sq feet of basement storage free of charge																							
*Excluded from Tax & CAM allocation																							

Brett's

Brett's	\$9.91										2017 Amt		1.15	Cleaning/Vr	5.08	CAM							
TENANT	Suite #	Actual sf	Util sf	Clean sf	Rent sf	Parking Spaces	Monthly Parking	COMMENCE DATE	TERM. DATE	LEASE LENGTH	OPTION	NET RENT	Min Mo Rent	Oper Costs	CAM Billing	RE Taxes	TOTAL MONTHLY RENT	ANNUAL GROSS	DEPOSIT	STATUS	COMMENTS	TENANT SINCE	
	101	3,200	3,200		3,200	33	\$323.40	9/1/2015	8/31/2025	10.01	no	9.5	2533.33	448	1515.28	597.21	5,417.22	65,006.68	8,800.00	CURRENT	first year charges fixed by the lease, starting 2017 CAM will be based on 10% of building costs rather than by sf (use separate spreadsheet to compute rent per lease)	2005	
	130	4,958	4,958	4,958	4,958	10	\$0.00	9/1/2012	8/31/2022	10	no	15.25	6300.79				6,300.79	75,609.50	0	CURRENT	Gross rent 15.25psf/yr 1-5, effective 9/1/17 - 16.85psf/yr 6-10; tenant pays electric for computer room	2012	
		2,340																					
	120	600	600	600	600	2	\$0.00	9/1/2011	12/31/2016	5.34	no	13.75	687.5				687.5	8,450.00	650		Gross rent	2011	
	203	1,070	930	930	930		\$0.00	6/1/2015	1/31/2021	5.67	no	NA	1269				1,269.00	5,076.00	0	CURRENT	Gross rent; expansion 6/1/2015, on 930 sf	2004	
	205	2,194	2,194	2,194	2,194	9	\$0.00	2/1/2011	1/31/2021	10.01	no	NA	3094				3,094.00	37,128.00	0	CURRENT	Gross rent, adjacent Mankato Place suite also leased on same terms	2010	
	201	885	885	885	885	4	\$39.64	9/1/2005	8/31/2017	12.01	no	9.5	700.63	272.88	777.33	159.3	1,949.77	23,397.18	1,100.00			2005	
	202	2,715	2,715	2,715	2,715	12	\$118.92	4/1/2008	8/31/2026	18.43	no	8.25	1866.56	640.29	1375.6	488.7	4,490.07	\$3,880.84	1,620.00	CURRENT	increase min. rent 9/1/17 = \$9.50; 9/1/19 = \$10.00; 9/1/21 = \$10.50 with \$0.50 increase per year (the tenant has not moved from old location)	2008	
Vacant Space	203	867	867		867	9				0							0	0					
Vacant Space	300	5,000	5,000		5,000	20				0							0	0					
	310, 400	7,501	7,501	7,501	7,501	30	\$297.30	3/1/2009	2/28/2020	11	no	9.5	5938.29	3000.4	3400.45	1350.18	13,986.63	167,839.50	9,725.82	CURRENT		2009	
TOTALS BRETT'S BLDG		31,330	#####	19,783	28,850	139	\$779.26						22,390.10	4,361.56	7,068.66	2,595.39	37,194.98	446,339.70					
Vacant Space					5,867																		
TOTAL space		31,330	#####	19,783	28,850												4,363.00	MN Fifth Judicial District after expansion					
BASEMENT*																							
	0	439				0	0						0				0	0			used to be counted as rentable space		
Vacant	2	879	879		879	4							0				0	0					
Conference Room	3	585			585	0	0						0				0	0			Included in Management Innovations LLC rent		
	6	277	277	277	277	1	0	8/15/2011	no2mo		no		300				300	3,600.00	300	CURRENT	Gross rent, lease expired 8/31/14	2011	
	1	324			324	0	0	8/1/2016	7/31/2021	5	no		324				324	3,888.00	0	CURRENT	Gross rent, increase min. rent 8/1/17 = \$12.50; 8/1/18 = \$13.00; 8/1/19 = \$13.50; 8/1/20 = \$14.00	2016	
management office	8	287				1	0						0				0	0			used to be counted as rentable space		
Storage to be converted to office	10	498				0	0						0				0	0			used to be counted as rentable space		
Vacant	11	1,669			1,669	8	0										0	0	0				
TOTALS BRETT'S BASEMENT*		4,958	1,156	277	3,734	14	0						624	0	0	0	624	7,488.00					
Bsmt Vacant					2,548																		
TOTAL space all floors		36,288	#####	20,060	32,584	153	779.26						23,014.10	4,361.56	7,068.66	2,595.39	37,818.98	453,827.70					
TOTAL RENTABLE SPACE					32,584																		
Brett's Vacant excluding basement					5,867																		
% Leased					82%																		
Basement Storage	937																						
Space for cleaning				20,060																			
Space elec & heating			#####																				
Space occupied					26,717																		
Retail Space occupied					3,200																		
Office Space occupied					23,517																		
Note: MNPCA has 439 sq feet of basement storage free of charge																							
*Excluded from Tax & CAM allocation																							

Brett's

510.33																						2018 Amt	0.8 1.99	Cleaning/vr Utilities/vr	6.51 2.88	CAM RE taxes								
TENANT	Suite #	Actual sf	Util sf	Clean sf	Rent sf	Parking Spaces	Monthly Parking	COMMENCE DATE	TERM. DATE	LEASE LENGTH	OPTION	NET RENT	Min Mo Rent	Oper Costs	CAM Billing	RE Taxes	TOTAL MONTHLY RENT	ANNUAL GROSS	GROSS RENT PSF	DEPOSIT	STATUS	COMMENTS	TENANT SINCE											
	101	3,200	3,200		3,200	33	340.89	9/1/2015	8/31/2025	10.01	no	9.5	2533.33	437.85	1625	693.34	5,630.41	67,564.96	21.11	8,800.00	CURRENT	CAM, utilities, RE taxes is based on 10% of building costs rather than by sf (use separate spreadsheet to compute rent per lease)	2005											
	150	4,958	4,958	4,958	4,958	20	-	9/1/2012	8/31/2022	10	no	16.85	6961.86				6,961.86	83,542.30	16.85	0	CURRENT	Gross rent 16.85psf/vr 6-10; tenant pays electric for computer room	2012											
		2,340																0																
	120	600	600	600	600	2	-	9/1/2011	12/31/2019	8.34	no	13.75	687.5				687.5	8,250.00	13.75	650		Gross rent	2011											
	203	1,070	930	930	930		-	6/1/2015	1/31/2021	5.67	no	N/A	1269				1,269.00	15,228.00	16.37	0	CURRENT	Gross rent, expansion 6/1/2015, on 930 sf	2004											
	205	2,194	2,194	2,194	2,194	9	-	2/1/2011	1/31/2021	10.01	no	N/A	3094				3,094.00	37,128.00	16.92	0	CURRENT	Gross rent, adjacent Markato Place suite also leased on same terms	2010											
	201	885	885	885	885	4	39.64	9/1/2005	8/31/2017	12.01	no	9.5	700.63	272.88	777.33	159.3	1,949.77	23,397.18	26.44	1,100.00	CURRENT	Rent frozen at 2017 level	2005											
	202	2,715	2,715	2,715	2,715	12	123.96	4/1/2008	8/31/2026	16.43	no	9.5	2149.38	865.28	1472.89	650.86	5,262.37	63,148.38	23.26	1,620.00	CURRENT	Increase min. rent 9/1/19 = \$10.00; 9/1/21 = \$10.50 with \$0.50 increase per year	2008											
Vacant Space	204	867	867		867	9				0							0	0																
	300	3,475	3,475		3,475	14		8/1/2017	7/31/2024	7	no	16.75	4850.52				4,850.52	58,206.25	16.75		CURRENT	Increase min. rent 8/1/18=\$17.75; 8/1/19=\$18.75; 8/1/20=\$19.75; 8/1/21=\$20.75; increases \$1.00 per year for first five years and remains the same in the last two years of the lease												
Vacant Space	301	878	878		878	6				0							0	0																
	310, 400	7,501	7,501	7,501	7,501	30	309.9	3/1/2009	2/28/2020	11	no	9.5	5938.29	2921.91	3637.99	1798.21	14,606.30	175,275.54	23.37	9,725.82	CURRENT		2009											
TOTALS BRETT'S BLDG		30,683	28,203	19,783	28,203	139	814.39						28,184.50	4,497.91	7,513.20	3,301.71		531,740.61																
Vacant Space					1,745																													
																	4,363.00	MIN Fifth Judicial District after expansion																
TOTAL space		30,683	28,203	19,783	28,203																													
BASEMENT*																																		
	0	439				0	0						0				0	0				used to be counted as rentable space												
Vacant	2	879	879		879	4							0				0	0																

TENANT	Suite #	Actual sf	Util sf	Clean sf	Rent sf	Parking Spaces	Monthly Parking	COMMENCE DATE	TERM. DATE	LEASE LENGTH	OPTION	NET RENT	Min Mo Rent	Oper Costs	CAM Billing	RE Taxes	TOTAL MONTHLY RENT	ANNUAL GROSS	GROSS RENT PSF	DEPOSIT	STATUS	COMMENTS	TENANT SINCE
Conference Room	3	585			585	0	0						0				0	0				Included in Management Innovations LLC rent	
	6	277	277	277	277	1	0	8/15/2011	mo2mo		no		325				325	3,900.00	14.08	300	CURRENT	Gross rent, lease expired 8/31/14	2011
	1	324			324	0	0	8/1/2016	7/31/2021	5	no	12.5	337.5				337.5	4,050.00	12.5	0	CURRENT	Gross rent, increase min. rent 8/1/18 = \$13.00; 8/1/19 = \$13.50; 8/1/20 = \$14.00	2016
management office	8	287		-	-	1	0						0				0	0				used to be counted as rentable space	
	11	2,307			2,307	8	0	7/1/2017	6/30/2022	5	no	2307					2,307.00	27,684.00	12	0			
TOTALS BRETT'S BASEMENT*		5,098	1,156	277	4,372	14	0						2,969.50	0	0	0	2,969.50	35,634.00					
Bsmt Vacant					879																		
TOTALS FOR BRETT'S		35,781	29,359	20,060	32,575	153	814.39						31,354.00	4,487.91	7,513.20	3,301.71	47,281.22	567,374.61	17.42				
TOTAL RENTABLE SPACE					32,575																		
Brett's Vacant excluding basement					1,745																		
% Leased					95%																		
Space for cleaning				20,060																			
Space elec & heating			29,359																				
Space occupied					30,830																		
Retail Space occupied					3,200																		
Office Space occupied					27,630																		
Note: MNPCA has 439 sq feet of basement storage free of charge																							
*Excluded from Tax & CAM allocation																							