

Exhibit B
LANDLORD ESTOPPEL CERTIFICATE

THIS ESTOPPEL CERTIFICATE is given as of the ____ day of _____, 2020 (the “Effective Date”), by _____ (“Landlord”) at the request of Ramsey County, a political subdivision of the State of Minnesota and Grantor of the Ramsey County Landlord Assistance Program, for the benefit of _____ (“Tenant”). Landlord hereby agrees, confirms, and presents that:

1. Tenant leases from Landlord certain premises located at _____ (the “Property”). The “Lease Agreement” sets from the terms and conditions between Tenant and Landlord for Tenant’s use and occupancy of the Property, and was executed on _____.

2. Tenant is behind on Tenant’s lease payments to Landlord as a result of the Novel Coronavirus 2019 (“COVID-19”) pandemic.

3. Tenant owes Landlord rent from _____, 2020, through _____, 2020, in the amount of \$ _____, including all late fees and associated charges (“Unpaid Rent”).

4. Landlord is constrained from evicting Tenant for nonpayment of rent due to State of Minnesota Emergency Executive Order 20-79, and any extension of that Order or replacement Order affecting evictions, solely as applicable Orders relate to nonpayment of rent by residential tenants due to COVID-19.

5. Tenant’s nonpayment of rent has caused significant hardship on Landlord.

6. Landlord has applied for a grant from the Ramsey County Financial Assistance Services Landlord Assistance Program Fund (the “Program”) to seek assistance for the Unpaid Rent.

7. The Program has awarded a grant to Landlord in the amount of \$ _____, which is the amount of Unpaid Rent under the terms of the Lease Agreement for the months of _____ through _____, 2020.

8. Landlord agrees that Landlord no longer has any claim against Tenant related to the Unpaid Rent, and waives any unknown claims Landlord has against Tenant for the Unpaid Rent. Landlord further recognizes that it is estopped and precluded from pursuing any and all claims, demands, or actions for the payment of any rent or other fees from Tenant under the Lease Agreement that were incurred prior to the Effective Date of this Estoppel Certificate.

9. Except as limited by applicable Emergency Executive Orders and by Landlord’s Grant Agreement with Ramsey County, this Estoppel Certificate does not limit Landlord’s ability to pursue rent payment under the Lease Agreement incurred after the effective date of this Estoppel Certificate.

This Estoppel Certificate shall inure to the benefit of and may be relied upon by Tenant, and Tenant's successors and assigns.

IN WITNESS WHEREOF, Landlord has executed this Estoppel Certificate on the ____ day of _____, 2020.

LANDLORD

By: _____

Printed Name: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of _____, 2020, by _____, under the laws of the State of Minnesota.

Notary Public