

willful, malicious, or irresponsible conduct of the lessee or licensee or a person under his direction or control.

(c) To maintain the premises in compliance with the applicable health and safety laws of the state and of the local units of government where the premises are located during the term of the lease or license, except when violation of the health and safety laws has been caused by the willful, malicious, or irresponsible conduct of the lessee or licensee or a person under his direction or control.

The parties to a lease or license of residential premises may not waive or modify the covenants imposed by this section.

Subd. 2. The lessor or licensor may agree with the lessee or licensee that the lessee or licensee is to perform specified repairs or maintenance, but only if the agreement is supported by adequate consideration and set forth in a conspicuous writing. No such agreement, however, may waive the provisions of subdivision 1 of this section or relieve the lessor or licensor of the duty to maintain common areas of the premises.

Subd. 3. This section shall be liberally construed, and the opportunity to inspect the premises before concluding a lease or license shall not defeat the covenants established herein.

Subd. 4. The covenants contained herein shall be in addition to any covenants or conditions imposed by law or ordinance or by the terms of the lease or license.

Subd. 5. Nothing contained herein shall be construed to alter the liability of the lessor or licensor of residential premises for injury to third parties.

Subd. 6. The provisions of this act apply only to leases or licenses of residential premises concluded or renewed on or after June 15, 1971. For the purposes of this act estates at will shall be deemed to be renewed at the commencement of each rental period.

Approved May 6, 1971.

---

## CHAPTER 220—H.F.No.1712

[Not Coded]

*An act relating to Independent School District No. 625; terms of board members; amending Laws 1965, Chapter 705, Section 1, Subdivision 2.*

Changes or additions indicated by underline, deletions by ~~strikeout~~.

Be it enacted by the Legislature of the State of Minnesota:

Section 1. Laws 1965, Chapter 705, Section 1, Subdivision 2, is amended to read:

Subd. 2. **INDEPENDENT SCHOOL DISTRICT NO. 625; TERMS OF BOARD MEMBERS.** The governing body of such converted district shall be a school board, hereinafter sometimes called the board, consisting of seven members elected at the same time as the municipal elections are held and the terms shall commence ~~and terminate~~ as of the same dates as for independent districts generally. After June 30, 1971, the term of office of board members shall be four years; provided, however, that the term of any existing board member, duly elected to said office, shall not be affected by this provision, and said members may complete the term to which they were elected. Thereafter, board members shall be elected at each municipal election to four year terms. All candidates for board members shall file for office in the manner provided for municipal officers and a number of candidates equal to twice the number of board vacancies shall be nominated at the municipal primary election. All provisions of law relating to such municipal elections shall apply to school elections. ~~The present board of education of the city of Saint Paul shall continue as the governing body of such converted district under the name of the school board thereof and the members thereof shall continue in office until the new members of such school board are elected and qualify in accordance with the provisions of Minnesota Statutes, Section 122.26.~~

Sec. 2. This act shall take effect upon its approval by the school board of independent school district No. 625 and upon compliance with Minnesota Statutes 1969, Section 645.021. The last sentence of section 645.021, subdivision 1, does not apply to this act.

Approved May 6, 1971.

---

CHAPTER 221—S.F.No.48

[Not Coded]

*An act relating to register of deeds fees in the county of Blue Earth.*

Be it enacted by the Legislature of the State of Minnesota:

**Changes or additions indicated by underline, deletions by ~~strikeout~~.**