OPINION SUMMARY MISSOURI COURT OF APPEALS EASTERN DISTRICT

THE BRITTANY SOBERY FAMILY)	No. ED97800
LIMITED PARTNERSHIP, D/B/A)	
BRIDGEPORT CROSSING)	
APARTMENTS,)	
)	Appeal from the Circuit Court of
Plaintiff/Respondent,)	St. Louis County
)	
VS.)	
)	Honorable Ellen Levy Siwak
COINMACH CORPORATION,)	
)	
Defendant/Appellant.)	Filed: January 15, 2013

Coinmach Corporation appeals the judgment of the trial court entered in favor of The Brittany Sobery Family Limited Partnership, d/b/a Bridgeport Crossing Apartments ("Bridgeport"), for unlawful detainer following a holdover tenancy.

AFFIRMED.

<u>DIVISION TWO HOLDS</u>: The trial court did not err in finding the right of first refusal terminated twelve months into the holdover tenancy, no contractual right to renew the original leasehold existed, the parties intended the holdover tenancy would continue on a month-to-month term and Bridgeport was entitled to damages based on the reasonable rental value of the property.

Opinion by: Lisa S. Van Amburg, J.

Kathianne Knaup Crane, P.J. and Mary K. Hoff, J. concur.

Attorney for Appellant: Robert Schultz III

Ronald Eisenberg, co-counsel

Attorney for Respondents: Brian Lee Harvel

Justin Weinrich, co-counsel

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