OPINION SUMMARY
MISSOURI COURT OF APPEALS EASTERN DISTRICT

DIVISION FOUR

J & M SECURITIES, LLC,	)	No. ED109169
	)	
Appellant,	)	Appeal from the Circuit Court
	)	of St. Louis County
vs.	)	
	)	Honorable Lorne J. Baker
HANI S. AZIZ AND SANAA A.	)	
KAHALAH-AZIZ,	)	
	)	
Respondents.	)	FILED: May 4, 2021

Appellant J & M Securities, LLC appeals the trial court's entry of summary judgment in favor of Respondents Hani S. Aziz and Sanaa A. Kahalah-Aziz as to its petition for damages relating to a residential lease agreement. Appellant asserts the trial court erred in concluding its claim was barred by the five-year statute of limitations set forth in section 516.120(1) because its claim was governed by the ten-year statute of limitations in section 516.110(1).

AFFIRMED.

DIVISION FOUR HOLDS: The trial court did not err in entering summary judgment in favor of Respondents on the basis that Appellant's claim was barred by the five-year statute of limitations in section 516.120(1) because the ten-year statute of limitations in section 516.110(1) did not apply in that the lease provision at issue did not contain a promise to pay money that constituted an acknowledgment of a debt and an admission that the debt was due and unpaid.

Opinion by: Michael E. Gardner, J.
Gary M. Gaertner, Jr., P.J., and Philip M. Hess, J., concur.

Attorneys for Appellant: Nelson L. Mitten, Abby N. Schneider and Lucas G. Guard

Attorneys for Respondents: David N. Damick and Jesse W. Ullom

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