

RENT STABILIZED LEASE

ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF TENANTS AND LANDLORDS
UNDER THE RENT STABILIZATION LAW. (LOS DERECHOS Y RESPONSABILIDADES DE
INQUILINOS Y CASEROS ESTAN DISPONIBLE EN ESPANOL.)

Owner and Renter make this apartment lease agreement as follows:

Owner's Name 37-14 36th Street				
Owner's Address for Notices: 37-26 36th Street, Long Island City, NY 11101				
Renter's Name: David Sollod		Driver's License # (if applicable):		Social Security #: 025-82-****
Renter's Present Address 730 Davenport Ave. Unit 3, New Rochelle, NY 10805 - US				
Renter's Name: John Torre			Social Security #: 102-88-****	
Renter's Present Address 45 Pinebrook Drive, Larchmont, NY 10538 - US				
Renter's Name: Harrison Crandall			Social Security #: 122-88-****	
Renter's Present Address 76 Chatsworth Ave, Larchmont, NY 10538 - US				
Address of Premises to be Rented: 37-26 36th Street Long Island City, NY 11101				
Apt. No.: 10C	Term of This Lease: 1 year and 17 days	Date of Lease: March 6, 2023	Beginning: March 15, 2023	Ending: March 31, 2024
*Monthly Legal Regulated Rent / Monthly Rent Paid: \$5,575.50 / \$5,575.50		Yearly Rent: \$66,906.00		

*If a temporary rent concession is being given, see attached rider.

1. **HEADINGS:** Paragraph headings are only for ready reference to the terms of this lease.
2. **CONDITION "AS IS":** Renter acknowledges inspecting the apartment prior to signing this lease and accepts the apartment in the condition it is in as of such inspection. Renter acknowledges that the apartment is free of defects. Owner warrants that the apartment and building are fit for habitation and there are no conditions dangerous to health, life or safety.
3. **USE AND OCCUPANCY OF APARTMENT:** The apartment is to be used and occupied for private residential purposes only, as the primary residence of Renter. The apartment may be occupied only by Renter named in this lease, Renter's immediate family, or other occupants in accordance with the applicable provisions of law. Renter agrees that the apartment will be occupied only by the following individuals, in addition to Renter:

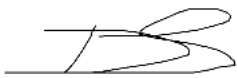
NAME	DATE OF BIRTH	RELATIONSHIP TO RENTER

Renter is obligated to advise Owner, in writing, if any additional occupant moves into the apartment. Such notice must be furnished by Renter to Owner within 10 days of the date such additional occupant moves into the apartment. The apartment may not be occupied by more than the number of occupants permitted by §272075 of the Housing Maintenance Code. The apartment may be occupied by one roommate.

4. **RENTER'S POSSESSION OF APARTMENT:** Owner shall not be liable for failure to give Renter possession of the apartment on the beginning day of the lease term. Rent shall be payable as of the beginning of the term unless Owner is unable to give possession, in which case rent shall be payable as of the date possession is available. Owner must give possession within 30 days of the beginning day of the lease term. If not, Renter may cancel this lease and obtain a refund of money deposited. Owner will notify Renter as of the date possession is available. The ending date of the lease term will not change in the event Owner is unable to give possession as of the beginning of the lease term.
5. **RENT, ADDED RENT, RENT ADJUSTMENTS:**
 - a. Rent payments for each month are due on or before the first day of

If any part of this lease is determined to be unlawful, the remaining provisions of the lease will remain valid and in full force and effect.

36th Street QDP LLC



3/6/2023
12:09 PM EST

David Sollod (Tenant)

Date



Signed by Steve Hoffman

Mon Mar 6 2023 03:14:03 PM EST

Key: 19592F79; IP Address: 98.7.197.244

(Landlord)

Date



Signed by John Torre

Mon Mar 6 2023 12:52:26 PM EST

Key: A11D6F4E; IP Address: 68.129.151.95

John Torre (Tenant)

Date



3/6/2023
02:41 PM EST

Harrison Crandall (Tenant)

Date