

March 20, 2023

Dear Nanette M. Johns and Eugene P. Johns:

We would like to thank you for your interest in leasing an apartment at **120-125 Riverside Drive**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment: **120-125 Riverside Drive #120-7EW, New York, NY 10024**
Rent: **\$19,500.00**
Term: **2 years, 0 months and 0 days**
Lease Dates: **April 1, 2023 to March 31, 2025**
Concession: One-Time Rental Concession of **\$19,500.00** to be given from _____ to _____.
Concession: One-Time Rental Concession of **\$19,500.00** to be given from _____ to _____.
Source: Other

Note that no lease is binding until counter-signed by Owner. Approval is subject to our receipt of the following executed original documents together with the payments set forth below **within 72 hours**:

- 1) Welcome Letter

3) Tenant Contact Worksheet

5) Lead Paint Disclosure

7) Fire Safety Plan

9) Bedbug Pamphlet

11) Early Termination Rider

13) Lead Paint Booklet

15) NYC Recycling Notice

17) Notice Of Reasonable Accommodations For Persons With Disabilities

19) Pet Rider

21) Smoke Detector/Carbon Monoxide Rider

23) W-8 / W-9

25) Bedbug Infestation History Disclosure

27) Stove Knob Covers

29) Indoor Allergen Tenant Pamphlet
- 2) Standard Form of Apartment Lease

4) DHCR Rider

6) Lead Paint Inquiry

8) Additional Clauses

10) Construction Rider to Lease

12) Free Rent Rider

14) Military Rider

16) No Smoking Rider

18) Occupancy Rider

20) Policy on Smoking for Residential Building

22) Sprinkler Disclosure Lease Rider

24) Window Guards

26) Smoke Detector Rider

28) Indoor Allergen Hazard Notice
- 30) All future rental payments should be mailed to: **Thor-Go 120-125 Riverside, LLC, c/o Pinnacle City Living 1201 Broadway Suite 401, New York, NY 10001.**
- 31) Payment in the form of Certified Check, Bank Check or Money Order for the following: **\$19,500.00** representing one month's rent payable to **Thor-Go 120-125 Riverside, LLC** and a separate check for **\$19,500.00** representing the security deposit payable to **Thor-Go 120-125 Riverside, LLC, A certificate of Insurance (COI) is required from your moving company prior to move-in.**

Sincerely,

120-125 Riverside Drive

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

STANDARD FORM OF APARTMENT LEASE
THE REAL ESTATE BOARD OF NEW YORK, INC.

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REBNY Apt. Stab. 2019 Rev 7.19

PREAMBLE: This Lease contains the agreements between You and Owner concerning Your rights and obligations and the rights and obligations of Owner. You and Owner have other rights and obligations which are set forth in government laws and regulations.

You should read this Lease and all of its attached parts carefully. If You have any questions, or if You do not understand any words or statements, get clarification. Once You and Owner sign this Lease You and Owner will be presumed to have read it and understood it. You and Owner admit that all agreements between You and Owner have been written into this Lease. You understand that any agreements made before or after this Lease was signed and not written into it will not be enforceable.

THIS LEASE is made on **March 20, 2023**
between Owner, **Thor-Go 120-125 Riverside LLC**
whose address is **c/o Pinnacle City Living 1201 Broadway Suite 401, New York, NY 10001**
and You, the Tenant, **Nanette M. Johns and Eugene P. Johns**
whose address is **120-125 Riverside Drive #120-7EW, New York, NY 10024**.

1. APARTMENT AND USE Owner agrees to lease to You Apartment **120-7EW** in the Building at **120-125 Riverside Drive, New York, NY 10024**, Borough of Manhattan, City and State of New York.

You shall use the Apartment for living purposes only. The Apartment may be occupied by the tenant or tenants named above and by the immediate family of the tenant or tenants and by occupants as defined in and only in accordance with Real Property Law §235-f.

2. LENGTH OF LEASE The term (that means the length) of this Lease is **2 years, 0 months and 0 days** beginning on **April 1, 2023** and ending on **March 31, 2025**.

If you do not do everything You agree to do in this Lease, Owner may have the right to end it before the above date. If Owner does not do everything that owner agrees to do in this Lease, You may have the right to end the Lease before ending date.

3. RENT Your monthly rent for the Apartment is **\$19,500.00 (nineteen thousand five hundred dollars)** until adjusted pursuant to Article 4 below in addition to the monthly or weekly charge in consideration for Your use and occupation of the building as set forth on any rider annexed to this Lease. You must pay Owner the rent, in advance, on the first day of each month either at Owner's office or at another place that Owner may inform You of by written notice. You must pay the first month's rent to Owner when You sign this Lease if the lease begins on the first day of the month. If the Lease begins after the first day of the month, Tenant must pay when Tenant signs this Lease one (1) full months' rent and for the next full calendar month Tenant shall pay a prorated rent based on the number of days the Lease began after the first day of the month (for example, if the beginning date of this Lease is the 16th day of the month, Tenant would pay for fifteen (15) out of thirty (30) days, or one-half (1/2), of a full months' rent for the second calendar month). In any event, if the lease commencement date shall not occur on the first day of a calendar month, the term shall also include the remainder of the month in which the lease commencement date occurred. If this Lease is a Renewal Lease, the rent for the first month of this Lease need not be paid until the first day of the month when the renewal term begins. Owner need not give notice each month to Tenant to pay the rent. Rent must be paid in full and no amount subtracted from it.

4. RENT ADJUSTMENTS If this Lease is for a Rent Stabilized apartment, the rent shall be adjusted up or down during the Lease term, including retroactively, to conform to the Rent Guidelines. Where Owner, upon application to the State Division of Housing and Community Renewal ("authorized agency") is found to be entitled to an increase in rent or other relief, You and Owner agree: a. to be bound by such determination; b. where the authorized agency has granted an increase in rent, You shall pay such increase in the manner set forth by the authorized agency; c. except that in the event that an order is issued increasing the stabilization rent because of Owner hardship, You may, within (30) days of your receipt of a copy of the order, cancel your lease on sixty (60) days written notice to Owner. During said period You may continue in occupancy at no increase in rent.

Pursuant to Real Property Law Section 238-a(2), You shall be obligated to pay a late fee if payment of rent has not been received within five days of the first day of each month. Late fee shall be the lesser of \$50.00 or five percent of the monthly rent in addition to legal interest at the maximum amount allowable at law. You will also be liable to pay all bank fees and charges for any check which is dishonored or returned.

5. SECURITY DEPOSIT You are required to give Owner the sum of **\$19,500.00** (such amount not to exceed one (1) months' rent pursuant to The Housing Stability and Tenant Protection Act of 2019) when You sign this Lease as a security deposit, which is called in law a trust. Owner will deposit this security at **Bank of America** bank at **900 West Trade St Charlotte, NC 28202**.

If the Building contains six or more apartments, the bank account will earn interest. If You carry out all of your agreements in this Lease, at the end of each calendar year Owner or the bank will pay to Owner 1% interest on the deposit for administrative costs and to You all other interest earned on the security deposit.

If You carry out all of your agreements in this Lease and if You move out of the Apartment and return it to Owner in the same condition it was in when You first occupied it, except for ordinary wear and tear or damage caused by fire or other casualty, Owner will return to You the full amount of the Security Deposit and interest where applicable, within fourteen (14) days after the later of (i) the date this Lease ends, or (ii) the date You vacate the Apartment. However, if You are in default of Your obligations under this Lease and/or there are any damages to the Apartment beyond ordinary wear and tear or damage caused by fire or other casualty, Owner may keep all or part of the Security Deposit to cover missed rent payments, other losses or expenses incurred and reasonable repairs of such damage and Owner shall provide You with an itemized statement indicating the basis for the amount of the Security Deposit retained within the aforementioned fourteen (14) day period.

TO CONFIRM OUR AGREEMENTS, OWNER AND YOU RESPECTIVELY SIGN THIS LEASE AS OF THE DAY AND YEAR FIRST WRITTEN ON PAGE 1.

Adriana Obando as agent for Thor-GO 120-125 Riverside LLC



Signed by Nanette M. Johns
Mon Mar 20 2023 10:55:41 AM EDT
Key: D0B7B146; IP Address: 69.120.25.139

Nanette M. Johns (Resident)Date

(Owner/Agent)Date



Signed by Eugene P. Johns
Mon Mar 20 2023 10:57:01 AM EDT
Key: FCF854C6; IP Address: 73.180.116.155

Eugene P. Johns (Resident)Date