May 26, 2023

Dear Jennifer A. Ehrlich:

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 #125-2EFG, New York, NY 10024**
Rent:	**$15,500.00**
Term:	**1 year, 0 months and 0 days**
Lease Dates:	**June 30, 2023** to **June 29, 2024**
Concession:	One-Time Rental Concession of **$15,000.00** to be given from **July 30, 2023** to **August 29, 2023**.
Concession:	One-Time Rental Concession of **$15,500.00** to be given from **April 30, 2024** to **May 30, 2024**.
Source:	Zillow

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
2) Standard Form of Apartment Lease
3) Tenant Contact Worksheet
4) DHCR Rider
5) Lead Paint Disclosure
6) Lead Paint Inquiry
7) Fire Safety Plan
8) Additional Clauses
9) Bedbug Pamphlet
10) Construction Rider to Lease
11) Guaranty Rider
12) Lead Paint Booklet
13) Military Rider
14) NYC Recycling Notice
15) No Smoking Rider
16) Notice Of Reasonable Accommodations For Persons With Disabilities
17) Occupancy Rider
18) Pet Rider
19) Policy on Smoking for Residential Building
20) Rent Concession Rider
21) Smoke Detector/Carbon Monoxide Rider
22) Sprinkler Disclosure Lease Rider
23) W-8 / W-9
24) Window Guards
25) Bedbug Infestation History Disclosure
26) Smoke Detector Rider
27) Stove Knob Covers
28) Indoor Allergen Hazard Notice
29) Indoor Allergen Tenant Pamphlet

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: **$15,500.00** representing one month's rent payable to **Thor-Go 120-125 Riverside, LLC** and a separate check for **$15,500.00** 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

Apartment Number	Deposit Amount
#125-2EFG	**$15,500.00**

Form **W-9** (Rev. October 2018) Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▸ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See **Specific Instructions** on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Jennifer A. Ehrlich

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☒ Individual/Sole proprietor or single-member LLC ❑ C Corporation ❑ S Corporation ❑ Partnership ❑ Trust/estate

❑ Limited liability company. Enter the tax classification (C=Corporation, S=S corporation, P=partnership) ▸ ______

Note. Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

❑ Other (see instructions) ▸

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)_____

Exemption from FATCA reporting code (if any) ______________

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

120-125 Riverside Drive #125-2EFG

6 City, state, and ZIP code

New York, New York 10024

Requester's name and address (optional)

Thor-GO 120-125 Riverside LLC

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see What Name and Number To Give the Requester for guidelines on whose number to enter.

Social security number

6 2 0 5 0 2 2 3 1

or

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply.For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

```
Signed by Jennifer A. Ehrlich
Fri May 26 2023 03:20:54 PM EDT
Key: 710BF4E0; IP Address: 98.33.31.234
```

Jennifer A. Ehrlich *(Signature of U.S. Person)* *Date*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

RESIDENTIAL CURRENT OCCUPANT INFORMATION

PROPERTY	UNIT
120-125 Riverside Drive	120-125 Riverside Drive #125-2EFG, New York, NY 10024

Tenant Information:

GUARANTOR Charles G. Ehrlich	**DATE OF BIRTH** 4/3/1949	**SSN** 564-78-****
HOME PHONE (603) 387-3051	**WORK PHONE**	**CELL PHONE** ( )
EMAIL ADDRESS charles.ehrlich@gmail.com		
EMERGENCY CONTACT Lisa Ehrlich		**PHONE** (650) 823-3587
TENANT Jennifer A. Ehrlich	**DATE OF BIRTH** 1/26/1991	**SSN** 620-50-****
HOME PHONE (603) 387-6004	**WORK PHONE**	**CELL PHONE** ( )
EMAIL ADDRESS ann.ehrlich@gmail.com		
EMERGENCY CONTACT Lisa Ehrlich		**PHONE** (650) 823-3587
EMPLOYER NAME Social Security Administration		**PHONE**
EMPLOYER NAME Capital One		**PHONE**

Lease Information:

Monthly Rent:	**$15,500.00**
Security Deposit:	$15,500.00
Lease Starts:	June 30, 2023
Lease Ends:	June 29, 2024

Additional Occupants:

NAME	DATE OF BIRTH	RELATIONSHIP
Ann EHRLICH (Occupant)	11/17/1947	
NAME	**DATE OF BIRTH**	**RELATIONSHIP**
NAME	**DATE OF BIRTH**	**RELATIONSHIP**
NAME	**DATE OF BIRTH**	**RELATIONSHIP**
NAME	**DATE OF BIRTH**	**RELATIONSHIP**

Initials: J.E. 710BF4E0

"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.

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 **May 26, 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, **Jennifer A. Ehrlich**
whose address is **120-125 Riverside Drive #125-2EFG, New York, NY 10024**.

1. **APARTMENT AND USE** Owner agrees to lease to You Apartment **125-2EFG** 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 **1 year, 0 months and 0 days** beginning on **June 30, 2023** and ending on **June 29, 2024**.

   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 **$15,500.00 (fifteen 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 of 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 **$15,500.00** (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 loses 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 Jennifer A. Ehrlich Fri May 26 2023 03:24:26 PM EDT Key: 710BF4E0; IP Address: 98.33.31.234	**Signed by Adriana Obando** Wed Jun 7 2023 12:41:46 PM EDT Key: A0626524; IP Address: 65.78.5.111
Jennifer A. Ehrlich *(Resident)* *Date*	*(Owner/Agent)* *Date*

GUARANTY

The undersigned Guarantor [or Guarantors (hereinafter collectively referred to as "Guarantor")] guarantees to Owner the strict payment performance of and observance by Tenant of all the agreements, provisions and rules in the attached Lease. Guarantor agrees to waive all notices when Tenant is not paying Rent and/or Additional Rent or not observing and complying with all of the provisions of the attached Lease. Guarantor agrees to be equally liable with Tenant so that Owner may sue Guarantor directly without first suing Tenant. The Guarantor further agrees that this guaranty shall remain in full effect even if the Lease is renewed, assigned, changed or extended in any way and even if Owner has to make a claim against Guarantor. Owner and Guarantor agree to waive trial by jury in any such action, proceeding or counterclaim brought against the other on any matters concerning the attached Lease or the Guaranty. Guarantor will pay reasonable attorneys' fees, court costs and other expenses incurred by Owner in enforcing or attempting to enforce this Guaranty. This Guaranty shall be binding upon the Guarantor and shall inure to the benefit of the Owner, and their respective heirs, distributees, executors, administrators, successors and assigns. The Guarantors shall be jointly and severally liable under this Guaranty.

Guarantor further agrees that if Tenant becomes insolvent or shall be adjudicated a bankrupt or shall file for reorganization or similar relief or if such petition is filed by creditors of Tenant, under any present or future Federal or State law, Guarantor's obligations hereunder may nevertheless be enforced against the Guarantor. The termination of the Lease pursuant to the exercise of any rights of a trustee or receiver in any of the foregoing proceedings, shall not affect Guarantor's obligation hereunder or create in Guarantor any setoff against such obligation. Neither Guarantor's obligation under this Guaranty nor any remedy for enforcement thereof, shall be impaired, modified or limited in any manner whatsoever by any impairment, modification, waiver or discharge resulting from the operation of any present or future operation of any present or future provision under the National Bankruptcy Act or any other statute or decision of any court. Guarantor further agrees that its liability under this Guaranty shall be primary and that in any right of action which may accrue to Owner under the Lease, Owner may, at its option, proceed against Guarantor and Tenant, or may proceed against either Guarantor or Tenant without having commenced any action against or having obtained any judgment against Tenant or Guarantor.

Signed by Charles G. Ehrlich
Fri May 26 2023 04:07:07 PM EDT
Key: 03F868E9; IP Address: 98.33.31.234

Charles G. Ehrlich *(Guarantor)* *Date*

120-125 Riverside Drive #125-2EFG, New York, NY 10024

Address