

**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.)**

Apartment Lease
(Initial Lease)

PREAMBLE: This Lease contains the agreements between Tenant and Owner identified below concerning Tenant's rights and obligations and the rights and obligations of Owner. Tenant and Owner have other rights and obligations set forth in government laws and regulations. Tenant should read this Lease and all of its attached parts carefully. If Tenant has any questions or does not understand any words or statements in this Lease, Tenant should get clarification before signing this Lease. Once Tenant and Owner sign this Lease, Tenant and Owner will be presumed to have read it and understood it. This Lease will be considered to contain all agreements between Tenant and Owner. Any agreements made before or after this Lease was signed which are not written in this Lease will not be enforceable.

THIS LEASE is made on AUGUST 1, 2023 between

Owner: 595 BALTIC ASSET LLC. whose address is

595 BALTIC STREET, Brooklyn, New York 11217,

c/o Monarch Realty Group LLC. 244 Water Street C1, Brooklyn, New York
11201 ("Monarch" or Owner's Agent")

and

Tenant 1: Marie Ceranowicz

Tenant 2: _____

Tenant 3: _____

Tenant 4: _____

Tenant 5: _____

Premises Leased: Apartment 3B (the "Apartment") in the building located at
595 BALTIC ST BROOKLYN, NY 11217 (the "Building").

Term: In compliance with the Rent Stabilization Code, we are offering Tenant the option to select a Lease for a term of one year or two years. Term can be 12, 24 or any number of months between 12 and 24. The number of months selected is 12. This Lease is for X Year 1 Year 2.

The Lease will be for a term:

starting on 9/30/2023,
and ending on 9/29/2024.

Rent: Base Rent is payable at the rate of \$ 3,757.51 per month (**see attached riders concerning rent**). Base Rent for the year is twelve times the amount payable monthly. Additional Rent is also payable in the amounts, and at the times stated elsewhere in this Lease.

Security: Tenant has given Owner cash Security Deposit in the amount of \$ 3,757.51 which will be held in an account in LEUMI Bank, NEW YORK, New York.

1. APARTMENT LEASED

Owner has rented to Tenant the Apartment set forth above. Except as otherwise specified in this Lease, no other goods, services, facilities or space are included in this Lease.

2. USE OF APARTMENT

The Apartment must be used only as a private residential apartment to live in and for no other reason. Only Tenant and, so long as Tenant is living in the Apartment, the spouse and children of Tenant and/or other persons as specifically permitted under the law (if any) may use the Apartment. Even if Tenant moves out, Tenant will still be responsible for the Apartment, this Lease and anyone Tenant, either directly or indirectly, permitted to use the Apartment, as permitted by applicable law. Home office use is permitted, so long as such use does not violate applicable laws, and provided that no employees or clients use the Apartment with respect to such home office use. No auctions, sales, public gatherings, group tours or exhibitions are permitted. Any business meetings conducted by Tenant at the Building shall take place in the lounge in the Building and shall be subject to all provisions of this Lease relating to guests, visitors, meetings and conferences.

3. LENGTH OF LEASE

The Term of this Lease is as set forth above. If Tenant does not do everything Tenant agrees to do in this Lease, Owner may have the right to end it early.

4. RENT

Base Rent and Additional Rent and all money obligations under this Lease are considered "Rent". Tenant must pay Owner the Base Rent set forth above, in advance, on the first day of each month as directed by Owner's Agent, Monarch Realty Group LLC. Payment is due and must be paid without notice, bill or invoice. If the Lease begins on the first day of the month, Tenant shall pay Base Rent for the first month of the Lease. If the Lease does not begin on the first day of the month, Tenant shall pay Base Rent for a full month of the Lease with a credit received by Tenant in the first full month of the Lease.

requested by Owner's agent. ii. Service Elevators: Freight elevator service may be provided by Owner in its sole discretion. Owner may impose any rules and/or fees with respect to any freight or service elevator as it may determine necessary or appropriate in its sole discretion.

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The parties, understanding their agreements and obligations under this Lease, have signed this Lease and agree to be bound by the provisions hereof.

OWNER: 595 BALTIC ASSET LLC
BY MONARCH REALTY GROUP LLC., AS AGENT,

By: _____

Name: 595 BALTIC ASSET LLC

Title: Managing Partners

TENANT: Marie Ceranowicz _____

Signature:  _____
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