

# Lease Rental Bond

**Bond Number:** SU 7086456-0000

**Bond Term:** As Noted Below

**Total** \$52,848

**Coverage:**

**Principals:** Qiaojun Tan  
Yilei Zhang

**Rent Coverage:** \$48,444

**Security** \$4,404

**Deposit**

**Coverage:**

KNOW ALL PERSONS BY THESE PRESENTS,

that ARCH INSURANCE COMPANY, as surety (the "Surety") is held and firmly bound unto 97 Grand Avenue BK LLC, as Landlord (the "Landlord"), in the penal sum of fifty-two thousand, eight hundred forty-eight dollars (\$52,848), for the payment of which sum well and truly to be made, the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement entered into a Lease/Rental Agreement (the "Contract") with the Landlord for the lease of 96 Steuben Street, Apt 5B, Brooklyn, NY 11205 from on or about August 15, 2023 to August 30, 2024 for the rental sum of four thousand, four hundred four (\$4,404) per month.

WHEREAS, the Principal has by written agreement entered into a Lease/Rental Agreement (the "Contract") with the Landlord for the lease of 96 Steuben Street, Apt 5B, Brooklyn, NY 11205 from on or about August 15, 2023 to the earlier of, the final expiration date of the lease and renewal leases signed thereafter; the lease termination date as agreed upon by the Principal and Landlord at the time of or after the signing of the initial Lease, the date the Principal has surrendered possession of the apartment, under the Contract for the security deposit amount of four thousand, four hundred four dollars (\$4,404).

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, THAT if the Principal shall promptly and faithfully perform the Contract with the Landlord and pay all lease/rental charges thereunder, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. Whenever the Principal shall be, and declared by the Landlord to be in default under the Contract, the Landlord having performed the Landlord's obligations thereunder and having complied with the Bond General Terms and Conditions and Program Agreement if such Program Agreement has been executed.
2. Any claims must be presented to ARCH INSURANCE COMPANY, care of TheGuarantors via their online portal at <http://www.theguarantors.com>.

DATED as of this 12th day of July, 2023,

**ARCH INSURANCE COMPANY**

**By:**

(SEAL)

(Surety)

**Name:** Casey Lasda  
**Title:** Attorney-In-Fact

