

August 2, 2023

Dear Femi Otitoju:

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:	<u>120-125 Riverside Drive #120-7F, New York, NY 10024</u>
Rent:	<u>\$3,700.00</u>
Term:	<u>1 year, 0 months and 0 days</u>
Lease Dates:	<u>August 4, 2023</u> to <u>August 3, 2024</u>
Concession:	One-Time Rental Concession of <u>\$2,775.00</u> to be given from <u>September 1, 2023</u> to <u>September 30, 2023</u> .
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) Lead Paint Disclosure |
| 5) Lead Paint Inquiry | 6) Fire Safety Plan |
| 7) Additional Clauses | 8) Bedbug Pamphlet |
| 9) Construction Rider to Lease | 10) Lead Paint Booklet |
| 11) Military Rider | 12) NYC Recycling Notice |
| 13) No Smoking Rider | 14) Notice Of Reasonable Accommodations For Persons With Disabilities |
| 15) Occupancy Rider | 16) Pet Rider |
| 17) Policy on Smoking for Residential Building | 18) Rent Concession Rider |
| 19) Renters Insurance Notification | 20) Smoke Detector/Carbon Monoxide Rider |
| 21) Sprinkler Disclosure Lease Rider | 22) W-8 / W-9 |
| 23) Window Guards | 24) Bedbug Infestation History Disclosure |
| 25) Smoke Detector Rider | 26) Stove Knob Covers |
| 27) Indoor Allergen Hazard Notice | 28) Indoor Allergen Tenant Pamphlet |
- 29) 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.**
- 30) Payment in the form of Certified Check, Bank Check or Money Order for the following: **\$3,700.00** representing one month's rent payable to **Thor-Go 120-125 Riverside, LLC** and a separate check for **\$3,700.00** 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

REBNY Apt non-stab 2019 Rev 7.19

Tenant should read this Lease carefully. If Tenant has any questions, or if Tenant does not understand any words or statements herein, obtain clarification from an attorney. Once Tenant and Owner sign this Lease, Tenant and Owner will be presumed to have read it and understood it completely. Tenant and Owner admit that all agreements between Tenant and Owner have been written into this Lease. Tenant understands that any agreements made before or after this Lease was signed and not written into it will not be enforceable.

Tenant acknowledges that no other person other than Tenant and the Permitted Occupants may reside in the Apartment without the prior written consent of the Owner. If Tenant violates any of the terms of this provision, the Owner shall have the right to restrain the same by injunctive relief and/or any other remedies provided for under this Lease and at law and/or equity.

3. RENT

- A. "Rent" is defined as the base rent due under this Lease. Tenant's monthly Rent for the Apartment is **\$3,700.00** per month. Tenant must pay Owner the Rent, in equal monthly installments, on the first day of each month either to Owner at the above address or at another place that Owner may inform Tenant of by written notice.
- B. When Tenant signs this Lease, Tenant must pay by bank or cashier's check (or by electronic fund transfer, if instructed by Owner as described below) , the following:
- (i) one (1) months' Rent (i.e., **\$3,700.00**);
 - (ii) the Security Deposit (in the amount stated in Article 4); and
 - (iii) any commission due by Tenant to the Brokers (as defined in Article 34 hereinafter) in connection with this Lease.
- C. If the Lease Commencement Date shall not occur on the first day of a calendar month, the Rent for such calendar month shall be prorated on a per diem basis. If the Lease begins after the first day of the month, Tenant must pay when it 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 16 th 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.
- D. Within five (5) business days after the request of Owner, at Owner's option, Tenant shall return a document supplied by Owner in the form attached hereto as Exhibit A (a "Memorandum Confirming Term") confirming the Lease Commencement Date, the Rent Commencement Date (if different than the Lease Commencement Date) the Lease expiration date and any other material terms of this Lease, certifying that Tenant has accepted delivery of the Apartment and that the condition of the Apartment complies with Owner's obligations hereunder. Tenant's failure to so deliver the Memorandum Confirming Term shall be considered a material default under this Lease, however, Tenant's failure to do so shall not affect the occurrence of the Lease Commencement Date or the validity of this Lease or alter the terms and provisions contained in the Memorandum Confirming Term if so delivered to Tenant by Owner.
- E. Tenant may be required to pay other charges to Owner under the terms of this Lease, such additional charges shall be referred to as "Additional Rent". Any Additional Rent must be paid by Tenant to Owner upon the earlier of (i) the first day of the month immediately following the month said Additional Rent is billed to Tenant or (ii) fifteen (15) days from the date Tenant is billed for the Additional Rent. If Tenant fails to pay the Additional Rent on time, Owner shall have the same rights against Tenant as if Tenant failed to pay Rent. Said Rent and Additional Rent must be paid in full in accordance with the foregoing, without deduction or offset and without the need for demand or notice from Owner. Except as may be provided for otherwise in this Article 3, all Rent and Additional Rent shall be payable to Owner by _____ or such other form of payment as required by Owner only. If by direct deposit, Owner shall provide Tenant the necessary wiring instructions.

TO CONFIRM OUR AGREEMENTS, OWNER AND TENANT 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



8/2/2023

02:32 PM EDT

Femi Otitoju (Resident)

Date



Signed by Adriana Obando

Thu Aug 3 2023 04:11:32 PM EDT

Key: A0626524; IP Address: 65.78.5.111

(Owner/Agent)

Date