"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.

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 **August 4, 2023**
between Owner, **Grand 456 LLC**
whose address is **c/o Grand 456 LLC, 108-18 Queens Blvd Suite 302, and Forest Hills, NY 11375**
and You, the Tenant, **Charles W. Scott**
whose address is **194 East 2nd Street, New York , NY 10009** .

1. **APARTMENT AND USE** Owner agrees to lease to You Apartment **3E** on the **3** floor in the Building at **456 Grand Street, BROOKLYN, NY 11211**, Borough of Brooklyn, 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 **September 7, 2023** and ending on **September 6, 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 the ending date.

3. **RENT** Your monthly rent for the Apartment is **$3,536.37** until adjusted pursuant to Article 4 below. You must pay Owner the rent, in advance, on the first day of each month either at **c/o Grand 456 LLC, 108-18 Queens Blvd Suite 302, and Forest Hills, NY 11375** 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, You must pay when you sign this lease (1) the part of the rent from the beginning date of this Lease until the last day of the month and (2) the full rent for the next full calendar month. 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.

4. **RENT ADJUSTMENTS** If this Lease is for a Rent Stabilized apartment, the rent herein 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 thirty (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.

5. **SECURITY DEPOSIT** You are required to give Owner the sum of **$3,536.37** when You sign this Lease as a security deposit, which is called in law a trust. Owner will deposit this security in ___________________ , ___________________ . If the Building contains six or more apartments, the bank account will earn interest. If You carry out all agreements in this Lease, at the end of each calendar year Owner or the bank will pay to

Initials: C.S. FC722F09

32. SUCCESSOR INTERESTS The agreements in this Lease shall be binding on Owner and You and on those who succeed to the interest of Owner or You by law, by approved assignment or by transfer.

OWNER'S RULES - a part of this lease - see attached page

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

Witnesses		**BY: GRAND 456 LLC**	
(Witness)	*Date*	*(Landlord)*	*Date*
		Signed by Charles W. Scott Sat Aug 5 2023 07:20:31 AM EDT Key: FC722F09; IP Address: 35.0.116.231	
(Witness)	*Date*	Charles W. Scott *(Tenant)*	*Date*
(Witness)	*Date*		

EQUAL HOUSING OPPORTUNITY

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