

August 29, 2023

Dear Bebegol Lari and Layla Lari:

We would like to thank you for your interest in leasing an apartment at **456 Grand**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment: **456 Grand Street #2G, BROOKLYN, NY 11211**
Rent: **\$5,811.20 / \$5,811.20**
Term: **1 year, 0 months and 2 days**
Lease Dates: **August 30, 2023 to August 31, 2024**
Concession: One-Time Rental Concession of **\$2,905.60** to be given during **September, 2023**.
Source: **Streeteasy.com**

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 48 hours**:

- | | |
|--|--------------------------------------|
| 1) DHCR Rider | 2) Additional Clauses |
| 3) 421-a Rider | 4) Amenities Agreement |
| 5) Bedbug Infestation History Disclosure | 6) Fire Safety Plan |
| 7) Guaranty of Tenant Obligations | 8) Indoor Allergen Hazard Notice |
| 9) Indoor Allergen Tenant Pamphlet | 10) Parking Rider |
| 11) Renters Insurance Notification | 12) Rider To Lease |
| 13) Rider To Lease | 14) Smoke-carbon Rider |
| 15) Temporary Rent Concession Rider | 16) Tenant Contact Worksheet |
| 17) Terrace/Balcony Rider | 18) W-8 / W-9 |
| 19) Welcome Letter | 20) Standard Form of Apartment Lease |
| 21) Window Guards - NY | |
- 22) Payment in the form of certified check, bank check or money order for the following: **\$5,811.20** representing one month's rent payable to **Grand 456 LLC** and a separate check for **\$5,811.20** representing the security deposit payable to **Grand 456 LLC**.

Kindly execute and return each of the enclosed documents together with the referenced payments to the attention of Leasing Agent at .

Please do not mark up, strike through any portion, or write in the margins of the lease forms.

Sincerely,

456 Grand

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 Bebegol Lari

Tue Aug 29 2023 05:37:58 PM EDT

Key: 0EEB7BBA; IP Address: 166.196.75.58

(Witness) Date

Bebegol Lari (Tenant) Date

**8/29/2023
05:09 PM EDT**

(Witness) Date

Layla Lari (Tenant) Date

GUARANTY

The undersigned Guarantor guarantees to Owner the strict performance of and observance by Tenants of all the agreements, provisions and rules in the attached Lease. Guarantor agrees to waive all notices when Tenant is not paying 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 his guaranty shall remain in full effect even if the Lease is renewed, 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 action, proceeding or counterclaim brought against the other on any matters concerning the attached Lease or the Guaranty.

Dated _____, New York City

(Witness) Date

Marjan Sarshar (Guarantor) Date

358 11th Street, Santa Monica , CA 90402

Address