

RENT STABILIZED LEASE

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.)

Owner and Renter make this apartment lease agreement as follows:

Owner's Name Ditmas Park 18 LLC				
Owner's Address for Notices: 108-18 QUEENS BLVD., Queens, NY 11375				
Renter's Name: Madeline Baltor		Driver's License # (if applicable):	Social Security #: 107-86-****	
Renter's Present Address 57 Turner Place, Brooklyn, NY 11218 - US				
Renter's Name: Michael J. Buishas			Social Security #: 358-80-****	
Renter's Present Address 57 Turner Place, 2, Brooklyn, NY 11218 - US				
Address of Premises to be Rented: 189 East 18th Street Brooklyn, NY 11226				
Apt. No.: 3A	Term of This Lease: 1 year and 8 days	Date of Lease: September 20, 2023	Beginning: September 23, 2023	Ending: September 30, 2024
*Monthly Legal Regulated Rent / Monthly Rent Paid: \$2,938.39 / \$2,600.00		Yearly Rent: \$31,200.00		

*If a temporary rent concession is being given, see attached rider.

1. **HEADINGS:** Paragraph headings are only for ready reference to the terms of this lease.
2. **CONDITION "AS IS":** Renter acknowledges inspecting the apartment prior to signing this lease and accepts the apartment in the condition it is in as of such inspection. Renter acknowledges that the apartment is free of defects. Owner warrants that the apartment and building are fit for habitation and there are no conditions dangerous to health, life or safety.
3. **USE AND OCCUPANCY OF APARTMENT:** The apartment is to be used and occupied for private residential purposes only, as the primary residence of Renter. The apartment may be occupied only by Renter named in this lease, Renter's immediate family, or other occupants in accordance with the applicable provisions of law. Renter agrees that the apartment will be occupied only by the following individuals, in addition to Renter:

NAME	DATE OF BIRTH	RELATIONSHIP TO RENTER

Renter is obligated to advise Owner, in writing, if any additional occupant moves into the apartment. Such notice must be furnished by Renter to Owner within 10 days of the date such additional occupant moves into the apartment. The apartment may not be occupied by more than the number of occupants permitted by §272075 of the Housing Maintenance Code. The apartment may be occupied by one roommate.

4. **RENTER'S POSSESSION OF APARTMENT:** Owner shall not be liable for failure to give Renter possession of the apartment on the beginning day of the lease term. Rent shall be payable as of the beginning of the term unless Owner is unable to give possession, in which case rent shall be payable as of the date possession is available. Owner must give possession within 30 days of the beginning day of the lease term. If not, Renter may cancel this lease and obtain a refund of money deposited. Owner will notify Renter as of the date possession is available. The ending date of the lease term will not change in the event Owner is unable to give possession as of the beginning of the lease term.
5. **RENT, ADDED RENT, RENT ADJUSTMENTS:**
 - a. Rent payments for each month are due on or before the first day of each month at the address above or at a location designated by Owner in writing. Notice from Owner to Renter that rent is due is not required. The rent must be paid in full without deductions. The first month's rent and added rent must be paid when Renter signs this lease.
 - b. Renter may be required to pay other charges and fees to Owner under the terms of this lease. They are called "added rent." This added rent will be payable as rent, together with the next monthly rent due. If

and shall be deemed a holdover tenant. Third party guarantor may refer to companies such as Rhino, The Guarantors or: Insurent.

59. ENTIRE AGREEMENT: Owner and Renter have read this lease and agree that it contains the entire understanding of the parties regarding the rental of the subject apartment. The lease can only be changed in writing. The writing must be signed by both Owner and Renter.

If any part of this lease is determined to be unlawful, the remaining provisions of the lease will remain valid and in full force and effect.

Ditmas Park 18 LLC

 Signed by Madeline Baltor
Wed Sep 20 2023 06:58:40 PM EDT
Key: 286B2499; IP Address: 71.167.230.37

Madeline Baltor (Tenant)	Date	(Landlord)	Date
--------------------------	------	------------	------

 Signed by Michael J. Buishas
Wed Sep 20 2023 07:45:21 PM EDT
Key: E7FF2C49; IP Address: 71.167.230.37

Michael J. Buishas (Tenant)	Date
-----------------------------	------