

October 12, 2023

Dear Stephanie LaBruna and Justin Bennington:

We would like to thank you for your interest in leasing an apartment at **445 East 83rd Street**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment: **445 E 83rd Street #5E, New York, NY 10028**
Rent: **\$3,000.00**
Term: **1 year**
Lease Dates: **October 21, 2023 to October 20, 2024**
Source: **streeteasy**

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) Additional Clauses | 2) Amenities Agreement |
| 3) Bedbug Infestation History Disclosure | 4) Fire Safety Plan |
| 5) Gas Leak Notice | 6) Indoor Allergen Hazard Notice |
| 7) Indoor Allergen Tenant Pamphlet | 8) Lead Paint Booklet |
| 9) Lead Paint Disclosure | 10) Lead Paint Inquiry |
| 11) NYC DOH Lead Paint Pamphlet | 12) No Smoking Policy |
| 13) Pet Rider to Lease | 14) Prohibition of Short-Term Rental Rider |
| 15) Reasonable Accommodations Notice | 16) Rent Guidelines and Rent Increase Eligibility Rider |
| 17) Renter's Insurance | 18) Rider To Lease |
| 19) Smoke-carbon Rider | 20) Sprinkler Disclosure Lease Rider |
| 21) Stove Knob Covers | 22) Tenant Contact Worksheet |
| 23) W-8 / W-9 | 24) Welcome Letter |
| 25) Standard Form of Apartment Lease | 26) Window Guards - NY |

- 27)** Payment in the form of certified check, bank check or money order for the following: **\$3,000.00** representing the first month's rent payable to **BRE FSC MULTIFAMILY BORROWER LLC** and **\$1,000.00** representing the security deposit payable to **BRE FSC MULTIFAMILY BORROWER LLC**, **\$0.00** representing the pet security deposit payable to **BRE FSC MULTIFAMILY BORROWER LLC**, **\$0.00** representing the pet fee payable to **BRE FSC MULTIFAMILY BORROWER LLC**.

Kindly execute and return each of the enclosed documents together with the referenced payments to the attention of Leasing Agent at 40 N 6th Street Brooklyn, NY 11249.

Sincerely,

445 East 83rd Street

STANDARD FORM OF APARTMENT LEASE
(FOR APARTMENTS NOT SUBJECT TO THE RENT STABILIZATION LAW)
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REBNY Apt non-stab 2019 Rev 7.19

PREAMBLE: This lease contains the agreements between Tenant and Owner concerning the rights and obligations of each party. Tenant and Owner have other rights and obligations which are set forth in government laws and regulations.

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.

THIS LEASE is made as of **October 12, 2023**

between Owner(hereinafter referred to as "Owner" or "Lessor"), **BRE FSC MULTIFAMILY BORROWER LLC** whose address is **Array Rentals, 276 First Avenue Loop, and New York, NY 10009** and Tenant (hereinafter referred to "Tenant" or "Lessee"), **Stephanie LaBruna and Justin Bennington** whose address is **445 E 83rd Street #5E, New York, NY 10028**.

Please note the following paragraphs that require a selection among alternative wording: 2, 3E, 34

Please note the following paragraphs that require deletions if inapplicable: 9D, 12C(ii), 12E, 25, 32C(i), 33, 34, 35, 36, 37, 38, 59, 60

Please note the following paragraphs that require the insertion of terms (and/or delete if inapplicable): 1, 2, 3A, 3B, 4, 9D, 12B, 12C, 25, 32C, 34A, 35, 38B, Exhibit A (Memorandum Confirming Term), Exhibit C (Owner's Work), Exhibit D (Apartment Furniture)

- 1. APARTMENT AND USE** Owner agrees to lease to Tenant Apartment **5E** (the "Apartment") in the building at **445 E 83rd Street, New York, NY 10028** (the "Building"), Borough of Manhattan, City and State of New York.

Tenant shall use the Apartment for living purposes only and for no other purpose (such restricted purposes includes, but are not limited to, any commercial activity or illegal or dangerous activity).

The Apartment may only be occupied by Tenant and the following Permitted Occupants (and occupants as permitted in accordance with Real Property Law §235-f):

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.

- 2. LEASE COMMENCEMENT DATE; LENGTH OF LEASE** The "Lease Effective Date" is the date a fully executed Lease is returned to Tenant or Tenant's representative by Owner or its representative. The "Lease Commencement Date" is **October 21, 2023**. Except as may be provided for otherwise in this Lease, the term (that means the length) of this Lease will begin on the Lease Commencement Date and will end on **October 20, 2024** (the "Term"). Tenant acknowledges that notwithstanding anything to the contrary contained in this Lease: (i) the Term of this Lease may be reduced provided for herein and (ii) the Term shall consist of the period beginning with the Lease Commencement Date through and including, the date that is the last day of the month in which the **[CHOOSE ONE AND CROSS OUT THE OTHER ALTERNATIVES]** **[one (1) year]** [two (2)-year] [_____] (____) month(s)} anniversary of the Lease Commencement Date occurs.

3. RENT

A. "Rent" is defined as the base rent due under this Lease. Tenant's monthly Rent for the Apartment is **\$3,000.00** 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., **\$3,000.00**);

(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.



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

Witnesses		BY: BRE FSC MULTIFAMILY BORROWER LLC	
		 Signed by Astrid Bradshaw Thu Oct 12 2023 04:39:45 PM EDT Key: B0FC74F5; IP Address: 165.225.38.121	
(Witness)	Date	(BRE FSC MULTIFAMILY BORROWER LLC)	Date
		 Signed by Stephanie LaBruna Thu Oct 12 2023 02:01:05 PM EDT Key: C8F9E271; IP Address: 142.196.165.85	
(Witness)	Date	Stephanie LaBruna (Tenant)	Date
		 Signed by Justin Bennington Thu Oct 12 2023 01:55:52 PM EDT Key: 266770A3; IP Address: 142.196.165.85	
(Witness)	Date	Justin Bennington (Tenant)	Date