

Lease Rental Bond

Bond Number: TG1EIC-029427-01

Bond Term: As Noted Below

Total \$19,283

Coverage:

Principals: Elizaveta Turchenko
Leo Forkosh

Rent Coverage: \$19,283

Security

Deposit

Coverage:

KNOW ALL PERSONS BY THESE PRESENTS,

that EVERSPAN INSURANCE COMPANY, as surety (the "Surety") is held and firmly bound unto 1511-1521 Brightwater Ave LLC c/o FirstService Residential, as Landlord (the "Landlord"), in the penal sum of nineteen thousand, two hundred eighty-three dollars (\$19,283), for the payment of which sum well and truly to be made, the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement entered into a Lease/Rental Agreement (the "Contract") with the Landlord for the lease of 211 Brighton 15th Street, Apt 2D, Brooklyn, NY 11235 from on or about November 1, 2023 to October 31, 2024 for the rental sum of one thousand, seven hundred fifty-three dollars (\$1753) per month.

WHEREAS, the Principal has by written agreement entered into a Lease/Rental Agreement (the "Contract") with the Landlord for the lease of 211 Brighton 15th Street, Apt 2D, Brooklyn, NY 11235 from on or about November 1, 2023 to the earlier of, the final expiration date of the lease and renewal leases signed thereafter, the lease termination date as agreed upon by the Principal and Landlord at the time of or after the signing of the initial Lease, the date the Principal has surrendered possession of the apartment, under the Contract for the security deposit amount of ().

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, THAT if the Principal shall promptly and faithfully perform the Contract with the Landlord and pay all lease/rental charges thereunder, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. Whenever the Principal shall be, and declared by the Landlord to be in default under the Contract, the Landlord having performed the Landlord's obligations thereunder and having complied with the Bond General Terms and Conditions and Program Agreement if such Program Agreement has been executed.
2. Any claims must be presented to EVERSPAN INSURANCE COMPANY, care of TheGuarantors via their online portal at <http://www.theguarantors.com>.

DATED as of this 20th day of October, 2023,

EVERSPAN INSURANCE COMPANY

By:

(SEAL)

(Surety)

Name: Casey Lasda
Title: Attorney-In-Fact

