Lease Rental Bond

Bond Number:	TG1EIC-028575-01	**Bond Term:**	As Noted Below
		Total Coverage:	$52,800
Principals:	Saul Cantu Garcia	**Rent Coverage:**	$49,500
		Security Deposit Coverage:	$3,300.00

KNOW ALL PERSONS BY THESE PRESENTS,

that EVERSPAN INSURANCE COMPANY, as surety (the "Surety") is held and firmly bound unto 105-02 Forest Hills LLC, as Landlord (the "Landlord"), in the penal sum of fifty-two thousand, eight hundred dollars ($52,800), 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 69-65 Yellowstone Blvd, Apt 914, Forest Hills, NY 11375 from on or about October 17, 2023 to May 31, 2025 for the rental sum of three thousand, three hundred dollars ($3300) per month.

WHEREAS, the Principal has by written agreement entered into a Lease/Rental Agreement (the "Contract") with the Landlord for the lease of 69-65 Yellowstone Blvd, Apt 914, Forest Hills, NY 11375 from on or about October 17, 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 three thousand, three hundred dollars ($3,300.00).

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 12th day of October, 2023,

EVERSPAN INSURANCE COMPANY

By:

(SEAL) ____________________

(Surety)

Name: Casey Lasda
Title: Attorney-In-Fact

Everspan Insurance Company