

November 10, 2023

Dear Cian Grossman:

We would like to thank you for your interest in leasing an apartment at **46-09 69th Street**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment: **46-09 69th Street #1019W, Queens, NY 11377**
Rent: **\$2,775.00**
Term: **1 year**
Lease Dates: **February 20, 2024 to February 19, 2025**
Concession: Early Occupancy Beginning **November 20, 2023**
Concession: Free access during the tenancy at the fitness center
Source: _____

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) Electronic Lease Offer Tenant's Voluntary Consent | 2) DHCR Rider |
| 3) Bedbug Infestation History Disclosure | 4) 421-A(16) Rider to Lease Agreement |
| 5) AirBnB Prohibited Rider | 6) Amenities Agreement Rider |
| 7) Amenity Concession Rider - Market Rate | 8) E-Bike Rider |
| 9) Early Occupancy Agreement | 10) Fire Safety Plan |
| 11) Flood History and Risk Rider | 12) Indoor Allergen Tenant Pamphlet |
| 13) Lead Paint Booklet | 14) Lead Paint Disclosure |
| 15) Lead Paint Inquiry | 16) Military Service Rider |
| 17) New York City Apartment Building Emergency Preparedness Guide | 18) New York City Recycling Notice |
| 19) No Short Term And/Or Transient Occupancy Rider | 20) Notice for Suspected Gas Leaks |
| 21) Notification of Rights and Procedures | 22) Occupancy Rider |
| 23) Reasonable Accommodation Rider | 24) Required Rental Insurance Rider |
| 25) Rider for Residential Lease | 26) Short-Term Occupancy Rider |
| 27) Smoke Free Rider | 28) Stove Knob Covers |
| 29) Submetering | 30) Tenant Data Privacy Consent |
| 31) W-8 / W-9 | 32) Welcome Letter |
| 33) Standard Form of Apartment Lease | 34) Window Guard Rider |
| 35) Window Treatments and Coverings Rider | 36) Sprinkler Disclosure Lease Rider |
| 37) Indoor Allergen Hazard Notice | 38) FirstService Residential Portfolio Abstract |
- 39) Payment in the form of certified check, bank check or money order for the following: **\$2,775.00** representing the first month's rent and **\$2,775.00** representing the security deposit payable to _____.

Sincerely,

**STANDARD FORM OF APARTMENT LEASE
THE REAL ESTATE BOARD OF NEW YORK, INC.**

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REBNY Apt. Stab. 2019 Rev 7.19

PREAMBLE: This Lease contains the agreements between You and Owner concerning Your rights and obligations and the rights and obligations of Owner. You and Owner have other rights and obligations which are set forth in government laws and regulations.

You should read this Lease and all of its attached parts carefully. If You have any questions, or if You do not understand any words or statements, get clarification. Once You and Owner sign this Lease You and Owner will be presumed to have read it and understood it. You and Owner admit that all agreements between You and Owner have been written into this Lease. You understand that any agreements made before or after this Lease was signed and not written into it will not be enforceable.

THIS LEASE is made on **November 10, 2023**
between Owner, **QB Development Owner LLC c/o FirstService Residential**
whose address is **575 Fifth Avenue, 9th Floor and New York, NY 10017**
and You, the Tenant, **Cian Grossman**
whose address is **46-09 69th Street #1019W, Queens, NY 11377.**

1. APARTMENT AND USE Owner agrees to lease to You Apartment **1019W** in the Building at **46-09 69th Street, Queens, NY 11377**, Borough of Queens, City and State of New York.

You shall use the Apartment for living purposes only. The Apartment may be occupied by the tenant or tenants named above and by the immediate family of the tenant or tenants and by occupants as defined in and only in accordance with Real Property Law §235-f.

2. LENGTH OF LEASE The term (that means the length) of this Lease is **1 year** beginning on **February 20, 2024** and ending on **February 19, 2025.**

If you do not do everything You agree to do in this Lease, Owner may have the right to end it before the above date. If Owner does not do everything that owner agrees to do in this Lease, You may have the right to end the Lease before ending date.

3. RENT Your monthly rent for the Apartment is **\$2,775.00** until adjusted pursuant to Article 4 below in addition to the monthly or weekly charge in consideration for Your use and occupation of the of building as set forth on any rider annexed to this Lease. You must pay Owner the rent, in advance, on the first day of each month either at Owner's office or at another place that Owner may inform You of by written notice. You must pay the first month's rent to Owner when You sign this Lease if the lease begins on the first day of the month. If the Lease begins after the first day of the month, Tenant must pay when Tenant signs this Lease one (1) full months' rent and for the next full calendar month Tenant shall pay a prorated rent based on the number of days the Lease began after the first day of the month (for example, if the beginning date of this Lease is the 16th day of the month, Tenant would pay for fifteen (15) out of thirty (30) days, or one-half (1/2), of a full months' rent for the second calendar month). In any event, if the lease commencement date shall not occur on the first day of a calendar month, the term shall also include the remainder of the month in which the lease commencement date occurred. If this Lease is a Renewal Lease, the rent for the first month of this Lease need not be paid until the first day of the month when the renewal term begins. Owner need not give notice each month to Tenant to pay the rent. Rent must be paid in full and no amount subtracted from it.

4. RENT ADJUSTMENTS If this Lease is for a Rent Stabilized apartment, the rent shall be adjusted up or down during the Lease term, including retroactively, to conform to the Rent Guidelines. Where Owner, upon application to the State Division of Housing and Community Renewal ("authorized agency") is found to be entitled to an increase in rent or other relief, You and Owner agree: a. to be bound by such determination; b. where the authorized agency has granted an increase in rent, You shall pay such increase in the manner set forth by the authorized agency; c. except that in the event that an order is issued increasing the stabilization rent because of Owner hardship, You may, within (30) days of your receipt of a copy of the order, cancel your lease on sixty (60) days written notice to Owner. During said period You may continue in occupancy at no increase in rent.

Pursuant to Real Property Law Section 238-a(2), You shall be obligated to pay a late fee if payment of rent has not been received within five days of the first day of each month. Late fee shall be the lesser of \$50.00 or five percent of the monthly rent in addition to legal interest at the maximum amount allowable at law. You will also be liable to pay all bank fees and

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



Cian Grossman (Tenant)

11/10/2023
08:24 PM EST

Date



Signed by Bobby Chen
Tue Nov 14 2023 11:36:16 AM EST
Key: 51A93AEA; IP Address: 4.71.176.253

(duly authorized agent)

Date