

State, or Federal Court in the State of New York, County of New York. You agree that any legal proceeding brought by you in a court against Owner or its managing agent or any of their members, officers, affiliates or employees, or independent contractors hired by Owner or its managing agent, will be brought in the Civil Court of the City of New York, County of New York, or in the Supreme Court of the State of New York, County of New York or the United States Federal Court in the Southern District of New York. You also agree that any legal proceeding brought by you in an administrative agency against Owner or its managing agent or any of their members, officers, affiliates or employees, or independent contractors hired by Owner or its



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managing agent, will be brought in the office of that agency in, or as close as possible to, New York City.

IN WITNESS WHEREOF, Owner and You have respectively signed and first above written.

LANDLORD: 65 West Property LLC

by J&M Realty Services Corp, Managing Agent

by: _____
Jerry Edelman, Agent

Tenant: _____

Tenant: _____

Tenant: _____

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HOUSE RULES AND REGULATIONS ATTACHED TO AND MADE A PART OF THE LEASE

a. Moving; Use of Elevators: Elevators (if any) may be used for purposes other than carrying passengers (such as moving furniture in or out of the Building) only between the hours of 9:00 AM and 4:00 PM, on weekdays other than legal holidays. Tenants shall move their furniture and possessions _____ the Owner. Owner shall not be liable for any costs, expenses or damages incurred by Tenant in moving, whether by reason