

July 1, 2024

Dear Elina Rawat, Shreya Goenka, and Ananya Agrawal:

We would like to thank you for your interest in leasing an apartment at **337 West 30th Street**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment:	<u>1A</u>
Rent:	<u>\$6,850.00</u>
Term:	<u>1 year</u>
Lease Dates:	<u>July 15, 2024 to July 14, 2025</u>
Source:	Broker

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 :

- 1) Notice Disclosing Rights to Reasonable Accommodations - New York
- 2) Lease Application and Move-In Procedures
- 3) Additional Clauses
- 4) Bedbug Infestation History Disclosure
- 5) ClickPay Addendum
- 6) ConEd Notice
- 7) Construction Rider
- 8) Flood History and Risk Rider - NY
- 9) Gas Leak Notice
- 10) Guaranty Rider
- 11) Indoor Allergen Hazard Notice
- 12) Indoor Allergen Tenant Pamphlet
- 13) Lead Paint Booklet
- 14) Lead Paint Disclosure
- 15) Lead Paint Inquiry
- 16) NYC Window Guard
- 17) New York City Apartment Building Emergency Preparedness Guide
- 18) Occupancy Rider
- 19) Pet Rider
- 20) Recycling Notice
- 21) Rent Guidelines and Rent Increase Eligibility Rider
- 22) Short Term Rider
- 23) Smoke Detector/Carbon Monoxide
- 24) Smoke Free Rider
- 25) Smoking Policy - Not in Units
- 26) Sprinkler Disclosure Lease Rider
- 27) Stove Knob Covers

- 28) W-8 / W-9
- 29) Welcome Letter
- 30) Standard Form of Apartment Lease
- 31) Receipt of Documents
- 32) Bedbug Pamphlet
- 33) Payment in the form of certified check or bank check for the following: **\$6,850.00** representing the first month's rent payable to **BRE FSC Multifamily Borrower LLC** and **\$6,850.00** representing the additional security deposit payable to **BRE FSC Multifamily Borrower LLC** .

Sincerely,

Rose Property Management Group LLC. A/A/F BRE FSC Multifamily Borrower LLC

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

**BY: ROSE PROPERTY MANAGEMENT GROUP LLC.
A/A/F BRE FSC MULTIFAMILY BORROWER LLC**



Signed by Astrid Bradshaw

Mon Jul 8 2024 01:50:55 PM EDT

Key: 54ECB08E; IP Address: 108.27.40.74

(Owner/Agent)

Date



Signed by Elina Rawat

Mon Jul 1 2024 06:33:34 PM EDT

Key: 7D400891; IP Address: 218.186.158.101

Elina Rawat (Tenant)

Date



Signed by Shreya Goenka

Tue Jul 2 2024 01:35:47 PM EDT

Key: 7A2451BD; IP Address: 123.201.169.161

Shreya Goenka (Tenant)

Date

7/1/2024
04:12 PM EDT

Ananya Agrawal (Tenant)

Date

The undersigned Guarantor [or Guarantors (hereinafter collectively referred to as "Guarantor")] guarantees to Owner the strict payment performance of and observance by Tenant of all the agreements, provisions and rules in the attached Lease. Guarantor agrees to waive all notices when Tenant is not paying Rent and/or Additional Rent or not observing and complying with all of the provisions of the attached Lease. Guarantor agrees to be equally liable with Tenant so that Owner may sue Guarantor directly without first suing Tenant. The Guarantor further agrees that this guaranty shall remain in full effect even if the Lease is renewed, assigned, changed or extended in any way and even if Owner has to make a claim against Guarantor. Owner and Guarantor agree to waive trial by jury in any such action, proceeding or counterclaim brought against the other on any matters concerning the attached Lease or the Guaranty. Guarantor will pay reasonable attorneys' fees, court costs and other expenses incurred by Owner in enforcing or attempting to enforce this Guaranty. This Guaranty shall be binding upon the Guarantor and shall inure to the benefit of the Owner, and their respective heirs, distributees, executors, administrators, successors and assigns. The Guarantors shall be jointly and severally liable under this Guaranty.

Guarantor further agrees that if Tenant becomes insolvent or shall be adjudicated a bankrupt or shall file for reorganization or similar relief or if such petition is filed by creditors of Tenant, under any present or future Federal or State law, Guarantor's obligations hereunder may nevertheless be enforced against the Guarantor. The termination of the Lease pursuant to the exercise of any rights of a trustee or receiver in any of the foregoing proceedings, shall not affect Guarantor's obligation hereunder or create in Guarantor any setoff against such obligation. Neither Guarantor's obligation under this Guaranty nor any remedy for enforcement thereof, shall be impaired, modified or limited in any manner whatsoever by any impairment, modification, waiver or discharge resulting from the operation of any present or future operation of any present or future provision under the National Bankruptcy Act or any other statute or decision of any court. Guarantor further agrees that its liability under this Guaranty shall be primary and that in any right of action which may accrue to Owner under the Lease, Owner may, at its option, proceed against Guarantor and Tenant, or may proceed against either Guarantor or Tenant without having commenced any action against or having obtained any judgment against Tenant or Guarantor.

This guaranty shall be construed and enforced according to the laws of the State of New York. In the event that I am not a resident of the State of New York, or if I establish my residence outside the State of New York at any time, I admit to submit to the jurisdiction of the courts of the State of New York and that a court of competent jurisdiction located in the county of New York shall be the venue and forum for any action or proceeding relating to the Lease or this Guaranty.



Signed by Ramesh Jhawar

Tue Jul 2 2024 05:48:35 AM EDT

Key: 3BACFCE5; IP Address: 27.107.145.82

Ramesh Jhawar (Guarantor)

Date

