

Lease Rental Bond

Bond Number: GTR0000008316

Principals: Zhankun Dai
Ziyi Zhang

Bond Term:

As Noted Below

Coverage:

\$47,600

Rent Coverage:

\$41,650

Security Deposit Coverage:

\$5,950.00

KNOW ALL PERSONS BY THESE PRESENTS,

that **HUDSON INSURANCE COMPANY**, as surety (the "Surety") is held and firmly bound unto American Copper Building LLC, as Landlord (the "Landlord"), in the penal sum of forty-seven thousand, six hundred (\$47,600), 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 626 1st Avenue, Apt W44E, New York, NY 10016 from on or about September 27, 2024 to June 26, 2025 for the rental sum of five thousand, nine hundred fifty dollars (\$5950) per month.

WHEREAS, the Principal has by written agreement entered into a Lease/Rental Agreement (the "Contract") with the Landlord for the lease of 626 1st Avenue, Apt W44E, New York, NY 10016 from on or about September 27, 2024 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 five thousand, nine hundred fifty dollars (\$5,950.00).

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 Surety, care of TheGuarantors via their online portal at www.theguarantors.com.

DATED as of this 24th day of September, 2024

THE HUDSON INSURANCE COMPANY

By:

(SEAL)

(Surety)

Name: Casey Lasda

Title: Attorney-In-Fact



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Thank you for your payment!

Your payment submission was successful. Below are the details of your transaction:

Confirmation Number(s): #T2409251435_SY4XX6

Payment Method: Visa Debit

Desired Building: American Copper Building LLC - bs-626

Cardholder First Name: Zhankun

Cardholder Last Name: Dai

Card Number: XXXXXXXXXXXX-1601

Billing Phone: +19293195726

Billing Email: tym010605@gmail.com

Billing Address: [120 Neilson St](#)

Billing City: New Brunswick

Billing Country: United States

Billing State: NJ - New Jersey

Billing Zip: 08901

Apartment: W.44E

Rent: \$5,950.00

Security Deposit: \$1,500.00

Service Fee: \$205.50

Total: \$1,705.50

You will see a charge on your bank or credit card statement in the name of **ClickPay, NovelPay, or** Charges on your bank statement may appear as a charge from "**ClickPay, NovelPay Property Pay, or Property Pay.**"

If you have any questions, please call 1 (800) 533-7901.

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Thank you for your payment!

Your payment submission was successful. Below are the details of your transaction:

Confirmation Number(s): #T2409251455_TW1QT3

Payment Method: Visa Debit

Desired Building: American Copper Building LLC - bs-626

Cardholder First Name: Zhankun

Cardholder Last Name: Dai

Card Number: XXXXXXXXXXXX-1601

Billing Phone: +19293195726

Billing Email: tym010605@gmail.com

Billing Address: [120 Neilson St](#)

Billing City: New Brunswick

Billing Country: United States

Billing State: NJ - New Jersey

Billing Zip: 08901

Apartment: W.44E

Rent: \$5,950.00

Service Fee: \$205.50

Total: \$6,155.50

You will see a charge on your bank or credit card statement in the name of **ClickPay, NovelPay, or** Charges on your bank statement may appear as a charge from "**ClickPay, NovelPay Property Pay, or Property Pay.**"

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