

February 14, 2025

Dear Benjamin J. Nickerson:

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

Apartment: **418**
Rent: **\$4,390.90**
Term: **1 year and 28 days**
Lease Dates: **April 3, 2025** to **April 30, 2026**
Concession: Early Occupancy Beginning **February 18, 2025**

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) Standard Form of Lease | 2) W-8 / W-9 |
| 3) Additional Clauses Rider (Smoke -Free Building) | 4) Lead Paint Inquiry |
| 5) Rider to Lease Transient Occupancy | 6) Balcony Rider |
| 7) Fire Safety Plan | 8) License Agreement For Use Of Amenity Services |
| 9) Bedbug Infestation History Disclosure | 10) Bicycle Storage License Agreement |
| 11) Early Occupancy Rider | 12) Electronic Delivery Rider |
| 13) Good Cause Eviction Rider | 14) Good Cause Eviction Rider - NY |
| 15) No Smoking Rider | 16) Notice of 421-a (16) Apartment Market Rate Threshold Exemption |
| 17) Occupancy Rider | 18) Pet Rider |
| 19) Policy on Smoking | 20) Recycling Notice NYC |
| 21) Renter Insurance Addendum | 22) Submetering Rider |
| 23) E-Transportation Devices | 24) Flood History and Risk Rider |
| 25) Indoor Allergen Hazard Notice | 26) Indoor Allergan Tenant Pamphlet (No Signature Required) |
| 27) Lead Paint Disclosure | 28) Lead Paint-Window Guard Annual Notice |
| 29) Notice for Gas Co and Smoke | 30) Rider to Lease (U.S. Armed Forces) |
| 31) Rider to Lease (Transient Occupancy) | 32) Rider to Lease (A/C Unit) |
| 33) Rider for Residential Lease | 34) Sprinkler Disclosure Lease Rider |
| 35) Stove Knob Covers | 36) Tenant Data Privacy Consent |
| 37) Window Guards | 38) Notice of Reasonable Accommodation |
| 39) Lead Paint Booklet - NYC (No Signature Required) | 40) Lead Paint Prevention Pamphlet (No Signature Required) |
- 41) Payment in the form of certified check, bank check or money order for the following: **\$4,390.90** representing the first month's rent payable to **Dupont Street Owner 2 LLC** and **\$1,500.00** representing the security deposit payable to **Dupont Street Owner 2 LLC** .

Sincerely,

Greenpoint Central Team (75 Dupont)

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification ▶ Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.
Before you begin. For guidance related to the purpose of Form W-9, see Purpose of Form, below.		
Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Benjamin J. Nickerson	
	2 Business name/disregarded entity name, if different from above	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☒ Individual/sole proprietor or ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C=corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.) See instructions. 75 Dupont Street #418	Requester's name and address (optional)
6 City, state, and ZIP code Greenpoint, New York 11222		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also What Name and Number To Give the Requester for guidelines on whose number to enter.

Social security number
1 5 0 9 4 6 0 4 3
or
Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

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

TENANT:

By:



Benjamin J. Nickerson (Tenant)

2/14/2025
04:25 PM EST

Date

LANDLORD:

Dupont Street Owner 2 LLC

By: Bronstein Properties LLC

By:

((Landlord))

Date

FIRE SAFETY PLAN
PART I - BUILDING INFORMATION SECTION

BUILDING: Greenpoint Central
ADDRESS: 75 Dupont Street, Greenpoint, NY 11222

BUILDING OWNER/REPRESENTATIVE:
Name: Dupont Building Owner 2 LLC
Address: 75 Dupont Street, Brooklyn, NY 11222
Telephone: (718) 521-5700

BUILDING INFORMATION:
Year of Construction: 2024

Type of Construction: Non-Combustible

Number of Floors: 7 Above Ground (Aboveground) 1 Below Ground

Sprinkler System: Yes
Entire Building

Fire Alarm: Yes; Transmits Alarm to Fire Dept/Fire Alarm Co.
Manual Pull Stations: Package Room

Public Address System: Yes
Location of Speakers: Common Areas

Means of Egress: (e.g., Unenclosed/Enclosed Interior Stairs, Exterior Stairs, Fire Tower Stairs, Fire Escapes, Exits):

Type of Egress	Identification	Location	Leads to
Enclosed Interior Staircase	Stairway A	NW Lobby	Roof to Lobby
Enclosed Interior Staircase	Stairway B	S Lobby	Roof to Lobby
Enclosed Interior Staircase	Stairway C	SE Lobby	Roof to Lobby
Emergency Exit	Ramp Exit	NE 1st Floor	1st Floor to Clay Street
Emergency Exit	Vestibule	S 1st Floor	Vestibule Exit to Dupont Street

Other Information:

DATE PREPARED: 9/20/2024

13. The parties hereto have caused this AGREEMENT to be executed as of the day and year recited below as the date signed by Licensor.

TENANT:

By:



Benjamin J. Nickerson (*Tenant*)

2/14/2025
04:29 PM EST

Date

LANDLORD:

Dupont Street Owner 2 LLC

By: Bronstein Properties LLC

By:

((Landlord))

Date

