Lease Rental Bond

Bond Number: TIC-1100000033546
Principal(s): Yixuan Luo

Bond Term:	As Noted Below
Coverage:	$28,950
Rent Coverage:	$28,950
Security Deposit Coverage:	$0

KNOW ALL PERSONS BY THESE PRESENTS,

that **TRISURA INSURANCE COMPANY** , as surety (the “Surety") is held and firmly bound unto QB Development Owner LLC, as Landlord (the “Landlord"), in the penal sum of twenty-eight thousand, nine hundred fifty dollars ($28,950), 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 46-09 69th Street, Apt 920, Woodside, NY 11377 from on or about February 28, 2025 to April 30, 2026 for the rental sum of two thousand, eight hundred ninety-five dollars ($2,895) per month.

WHEREAS, the Principal has by written agreement entered into a Lease/Rental Agreement (the “Contract") with the Landlord for the lease of 46-09 69th Street, Apt 920, Woodside, NY 11377 from on or about February 28, 2025 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 zero dollars ($0).

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 27th day of February, 2025

THE TRISURA INSURANCE COMPANY

By:
(SEAL)

(Surety)

Name: Casey Lasda

Title: Attorney-In-Fact

TRISURA INSURANCE COMPANY
CORPORATE SEAL 01/24/2020
OKLAHOMA