



LEASE CONTRACT

CERTIFIED LEASE  NEW YORK

PARTIES AND LEASED PREMISES

Owner Dupont Street Owner 2 LLC	Address 75 Dupont Street, Brooklyn, NY 11222	Phone (718) 521-5700
Residential Community Greenpoint Central		
Street Address 75 Dupont Street	City Brooklyn	State New York
		ZIP 11222
Residents Nagisa Shiiba	Leased Premises 710	
Street Address 75 Dupont Street	City Greenpoint	State New York
		ZIP 11222

LEASE TERM

Type ☒ Move-In ☐ Renewal	Length 1 year	Start Date 5/4/2025	End Date 5/3/2026	Date Signed April 1, 2025
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RENT

Payable To Dupont Street Owner 2 LLC	Address 75 Dupont Street, Brooklyn, NY 11222	Phone (718) 521-5700
Office Hours	Due On 1st	Late On 6th
		Fax () -

CHARGES

Late Payment	\$50.00	Dishonored Payment	\$50.00		
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TOTAL MOVE-IN COSTS

Prorated Rent and Monthly Charges	\$3,422.00	Total Deposits	\$0.00	Total One-Time Fees	\$20.00
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TOTAL DUE ON OR BEFORE MOVE-IN	\$3,442.00				
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MONTHLY PAYMENTS		DEPOSITS		ONE-TIME FEES	
Base Rent	\$3,788.60	Security Deposit	\$0.00	Application Fee(s)	\$20.00
TOTAL MONTHLY PAYMENT	\$3,788.60	TOTAL DEPOSIT	\$0.00	TOTAL ONE-TIME FEES	\$20.00

THIS RESIDENTIAL LEASE CONTRACT (this "Agreement") is made and entered into as of the **1st** day of **April, 2025**, by and between Owner of Residential Community ("Owner") and **Nagisa Shiiba**, jointly and severally (hereinafter collectively "Residents"). Owner hereby leases to Residents the premises at **75 Dupont Street #710, Greenpoint, NY 11222** (the "Leased Premises"), located within **Greenpoint Central** (the "Residential Community"), for use exclusively as a private residence, and not for any other purpose. The Leased Premises may also include the rental of parking, storage and garage spaces, if applicable, which will be designated and included in a separate written agreement. Residents' performance of their obligations contained in this Agreement may be guaranteed by a third party. Any third-party guarantee agreements will be included with and attached to this Agreement. Owner's representatives, agents, affiliates, successors, assigns, employees, officers, and directors are hereby incorporated by reference to benefit from any and all waivers, releases, and limitations of liability made by Residents hereunder.

- OCCUPANCY OF THE LEASED PREMISES.** The Leased Premises may be occupied solely by Residents. If any person other than the Resident or Occupant occupies the Leased Premises for more than **six (6)** consecutive days or **fourteen (14)** total days in any **twelve (12)** month period, such person shall be deemed to reside in the Leased Premises in violation of this Agreement. Residents acknowledge that allowing unauthorized occupants to reside in the Leased Premises shall be deemed a material and incurable breach of this Agreement, and shall entitle Owner to serve Residents with a notice terminating the tenancy.

All changes in occupancy require Owner's prior written consent. If Owner consents to an occupancy change during the term of this Agreement, a new Residential Lease Contract or an amendment to this Agreement must be executed. Any



assignment or subletting without Owner's prior written consent shall be void and may, at Owner's sole discretion, terminate this Agreement. Owner's acceptance of rent from any person, not identified as a Resident or an authorized occupant, shall be deemed to be the payment of rent on behalf of Residents and shall not constitute Owner's consent for said person to occupy or reside in the Leased Premises.

1.1. Additional Occupants for Primary Residence. Subject to the above conditions, so long as one of the Residents or the spouse of one of the Residents occupies the Leased Premises as a primary residence, the Leased Premises may be additionally occupied by Residents' immediate family and occupants as defined by and in strict accordance with N.Y. Real Property Law 235-f. The Residents must inform the Owner of the name of any such occupant within thirty (30) days following the commencement of occupancy by such person, or within thirty (30) days following a request by the Owner.

2. **TERM.** This Agreement shall be for a fixed lease term of **1 year**. The initial term ("Initial Term") of this Agreement shall begin on **May 4, 2025** and end at **11:59pm** on **May 3, 2026**.
3. **SECURITY DEPOSIT.** Residents have deposited with Owner the sum of **\$0.00**, the receipt of which is hereby acknowledged as a security deposit. All or a portion of the security deposit may be retained by Owner in the event Residents become liable for any of the charges listed below. The retention of the security deposit shall not limit Owner's right to proceed against Residents for claims and damages exceeding the amount of the security deposit. Residents' Security Deposit will be held at: _____, _____. Owner will pay interest earned, as required by applicable law, on the security deposit to the Residents annually, less a one percent (1%) administrative fee retained by Owner. Payment of the interest may be in the form of credit towards rent due by Residents.

Owner may recover amounts owed by Residents from the security deposit for any lawful reason including, but not limited to, the following: any damages or loss caused by Residents' default or breach of this Agreement; delinquent or unpaid rent; late fees; electricity, gas, water, sewer, or other utility charges; damages to the Leased Premises caused by simple negligence, intentional act, accident or inaction; the replacement cost of fixtures or other items contained in the Leased Premises that are damaged or destroyed; service charges; batteries for smoke detectors or other safety devices; unreturned, damaged or missing keys or entry devices; replacement light bulbs; delinquent fees or unpaid deposits; the costs of rekeying or disabling unauthorized security systems and alarms; pet charges; government assessments against the Owner caused by Residents, Occupants or guests; trash removal; all costs associated with illegally parked vehicles, including removal; returned check fees; removal and storage of items left in the Leased Premises; all costs, including permissible attorneys' fees, related to eviction proceedings or the enforcement of this Agreement. If the security deposit does not cover all of Owner's loss, Residents are liable for any unsatisfied amounts.

4. **RENT.** Residents agree to pay to Owner, as rent for the Leased Premises, the sum of **\$3,788.60** per month. If Residents' tenancy initially commences after the first (1st) day of the month, Residents agree to pay **\$3,422.00**, due **May 4, 2025**, as prorated rent for the first partial month. Except as otherwise provided, rent is due and payable in advance on or before the **1st** day of each month ("Due Date") in the form of **online payment, debit, personal check or certified check**. Rent and all other sums due to Owner will be payable to **Dupont Street Owner 2 LLC, 75 Dupont Street, Brooklyn, NY 11222, (718) 521-5700**. The usual days and hours when payments may be made personally are: _____, **75 Dupont Street, Brooklyn, NY 11222**. Payments made will not be held at the request of anyone - all payments made will be directly deposited. It is Residents' responsibility to be certain that each payment is actually received by Owner on or before its due date. Use of a rental payment drop box, if one is provided by Owner, is for Residents' convenience – the risk of receipt of funds by Owner when such box is used is Residents' risk, and not Owner's risk.

4.1. First Payment. Residents shall pay the first month's rent on or before the Initial Term begins. In the event Residents fail to pay the first month's rent, Owner shall be entitled to recover all damages suffered, including any future rent as it becomes due and other amounts subject to any mitigation of Owner's loss required by law.

5. **LATE PAYMENTS AND FEES.** Owner and Residents agree that it is and will be impracticable and extremely difficult to fix the actual damages suffered by Owner in the event Residents make a late payment of rent, or when Residents make a payment that is subsequently dishonored by the bank, and that the below charges represent a reasonable approximation of the damages Owner is likely to suffer from a late or dishonored payment. Owner and Residents further agree that this provision does not establish a grace period of the payment of rent, and that Owner may give Residents a written notice to pay or quit the Leased Premises in accordance with State law at any time after the payment is due. Owner shall have all remedies under the law and this Agreement in the event Resident fails to timely pay the rent or other amounts owed. At Owner's sole discretion, Owner may report to a credit reporting agency any delinquent rent or other amounts owed to Owner, subject to Tenant's rights including, but not limited to, the right to dispute the contents of such reporting under the Fair Credit Reporting Act and/or other similar provisions of state or federal law.

5.1. Late Payments. Residents shall pay the total amount of rent owed on or before the Due Date. If



Stabilized Welcome Letter
W-8 / W-9
Smoke Free Building
Lead Paint Inquiry
Rider to Lease Transient Occupancy
Balcony Rider
Fire Safety Plan
Amenity Rider
Bedbug Infestation History Disclosure
Bicycle Storage License Agreement
Early Occupancy Rider
Electronic Delivery Rider
Good Cause Eviction Rider
Good Cause Eviction Rider - NY
No Smoking Rider
Notice of 421-a (16) Apartment Market Rate Threshold
Exemption
Policy on Smoking
Recycling Notice NYC
Renter Insurance Addendum

Storage License Agreement
E-Transportation Devices
Flood History and Risk Rider
Indoor Allergen Hazard Notice
Indoor Allergen Tenant Pamphlet
Lead Paint Disclosure
Lead Paint-Window Guard Annual Notice
Notice for Gas Co and Smoke
Military Rider
Rider To Lease Subletting
Rider for Residential Lease
Sprinkler Disclosure Lease Rider
Stove Knob Covers
Submetering Lease Rider
Tenant Data Privacy Consent
Window Guards
Notice of Reasonable Accommodation
Lead Paint Pamphlet
Lead Paint Booklet - NYC

30. SIGNATORIES. This Agreement expresses the complete understanding of the parties with respect to the subject matter set forth herein and supersedes all prior proposals, agreements, representations and understandings. The undersigned Residents, whether or not in actual possession of the Leased Premises, are jointly and severally responsible for all obligations arising hereunder. This Agreement shall not be considered to be in full force and effect until signed by Owner. Owner may, without liability, refuse to enter into this Agreement and may refuse to allow Residents to occupy the Leased Premises at any time prior to signing this Agreement. Anything to the contrary in this provision notwithstanding, Residents shall be fully liable for all obligations arising hereunder, and Owner may enforce the provisions of this Agreement against Residents if, for any reason or by any means, Residents obtain occupancy to the Leased Premises before such time as this Agreement has been signed by Owner or Owner's authorized agent.

30.1. Electronic Signatures. The parties agree that they may enter into this transaction by electronic means; although, traditional hard copies with ink signatures may be used instead at Owner's option or if required by law. Residents agree and acknowledge that, if Residents are entering into this transaction with Owner by electronic means, doing so is not conditioned on Residents' agreement to conduct the leasing transaction electronically.

INTENDING TO BE BOUND, the parties hereto have executed this Agreement as of the day and year first above written.

TENANT:

By:



Signed by Nagisa Shiiba
Wed Apr 2 2025 12:07:49 PM EDT
Key: A47D81B6; IP Address: 208.105.58.254

Nagisa Shiiba (Tenant)

Date

LANDLORD:

Dupont Street Owner 2 LLC

By: Bronstein Properties LLC

By:

(Landlord)

Date

