

ASSIGNMENT AND ASSUMPTION OF LEASE

The parties agree as follows:

Date: September 3rd, 2025

Assignment as of: September 9th, 2025

Parties:

Assignor: Jai Arora
Address: 685 1st Ave Apt. 16D
New York, NY 10016

Assignee: Ziyang Zhong
Last Address: 383 Lafayette St
New York, NY 10002

Landlord: 685 1st Ave LLC
Address: c/o GO Residential Management LLC, 511 6th Avenue, #7134, New York, NY 10011

If there are more than one Assignor or Assignee, the words "Assignor" and "Assignee" shall include them.

The Lease which is assigned herein is identified as follows:

Landlord: 685 1st Ave LLC
Tenant: Jai Arora
Date of Lease: April 22, 2025
Premises: 685 1st Ave Apt. 16D New York, NY 10016

Consideration: Assignor will be released from all obligations to perform the terms of the lease upon execution of this Assignment by all parties.

Assignment: Assignor assigns to the Assignee all the Assignor's right, title and interest in a) the Lease and b) the security deposit, if any stated in the Lease.

Assumption: Assignee agrees to pay the rent promptly and perform all of the tenant's covenants and obligations under the Lease as of the date of this Assignment. Assignee assumes full responsibility for the tenant's obligations under the Lease as if Assignee signed the Lease originally as Tenant.

Indemnity: Assignee agrees to indemnify and hold Assignor harmless from any legal actions, damages and expenses, including legal fees that the Assignor may incur arising out of the Lease.

Benefit to Landlord: Assignee agrees that the obligations assumed shall benefit that Landlord named in the Lease as well as the Assignor.

Assignor's statement: Assignor states that Assignor has the right to assign this Lease and that the premises are free and clear of any judgments, executions, liens, taxes and assessments.

Assignee's statement: Assignee states that Assignee has read the Lease and has received the original or an exact copy of the Lease and Assignor further states that the Assignee has inspected the Premises and agrees to take possession in as-is condition.

Successors: This assignment is binding on all parties who lawfully succeed to the rights or take the place of the Assignor or Assignee.

Signatures: The Assignor and Assignee have signed this Assignment as of the date at the top of the first page.

ASSIGNOR

<u><i>Jai Arora</i></u> Jai Arora (Sep 3, 2025 12:26:26 EDT)	03/09/2025
Jai Arora	Date

ASSIGNEE

<u><i>Ziying Zhong</i></u> Ziying Zhong (Sep 4, 2025 03:14:36 GMT+8)	04/09/2025
Ziying Zhong	Date

685 1st Ave LLC:

<u><i>Wyman Huang</i></u> Wyman Huang (Sep 3, 2025 16:17:29 EDT)	03/09/2025
	Date

685-16D ASSIGNMENT AND ASSUMPTION OF LEASE & ACKNOWLEDGEMENT OF SD ASSIGNMENT

Final Audit Report

2025-09-03

Created:	2025-09-03
By:	Renewals Management (kfani@gomgmt.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAT139cEevmC-Pr5DWuYc6Tsul5GD-Eck7

"685-16D ASSIGNMENT AND ASSUMPTION OF LEASE & AC KNOWLEDGEMENT OF SD ASSIGNMENT" History

-  Document created by Renewals Management (kfani@gomgmt.com)
2025-09-03 - 2:46:30 PM GMT
-  Document emailed to zzy3045236506@163.com for signature
2025-09-03 - 2:46:34 PM GMT
-  Document emailed to Jai Arora (ja.arora2000@gmail.com) for signature
2025-09-03 - 2:46:35 PM GMT
-  Document emailed to GO Renewals (renewals@gomgmt.com) for signature
2025-09-03 - 2:46:35 PM GMT
-  Email viewed by Jai Arora (ja.arora2000@gmail.com)
2025-09-03 - 3:35:48 PM GMT
-  Document e-signed by Jai Arora (ja.arora2000@gmail.com)
Signature Date: 2025-09-03 - 4:26:26 PM GMT - Time Source: server
-  Email viewed by zzy3045236506@163.com
2025-09-03 - 7:06:46 PM GMT
-  Signer zzy3045236506@163.com entered name at signing as Ziyong Zhong
2025-09-03 - 7:14:34 PM GMT
-  Document e-signed by Ziyong Zhong (zzy3045236506@163.com)
Signature Date: 2025-09-03 - 7:14:36 PM GMT - Time Source: server

 Email viewed by GO Renewals (renewals@gomgmt.com)

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 Signer GO Renewals (renewals@gomgmt.com) entered name at signing as Wyman Huang

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 Document e-signed by Wyman Huang (renewals@gomgmt.com)

Signature Date: 2025-09-03 - 8:17:29 PM GMT - Time Source: server

 Agreement completed.

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