



Date: August 12th, 2025

Jai Arora

685 First Avenue, Apt # 16D

New York, NY

RE: Sublease of your rental Apt # 16D

You have agreed to employ TDG-TREGNY LLC dba MNS ("MNS", "we", or "us") as a real estate broker with the exclusive right to rent the Property on the following terms and conditions:

1. You represent that you are the tenant / leaseholder of the Property and have the authority to enter into this agreement (the "Agreement"). You authorize us to offer the Property for rent at the price set forth (\$4,100) or subsequently authorized by you. You agree that we may rely on any information you provide to us about the Property.
2. We are authorized to offer the Property for rent at a price as agreed to by you and MNS. You may change the asking price of the Property at any time.
3. This Agreement shall be effective and continue in full force and effect from the date you sign this Agreement until November 1st, 2025 with the option to renew it in writing, until a new tenant is found.
4. We are authorized by you to invite, at our own discretion, the cooperation of other licensed real estate brokers (each, a "Cooperating Broker") and to work with them on a cooperating basis for the rental of the Property. In the event another licensed real estate broker solicited by us is involved in the transaction, we shall pay the cooperating broker a commission by separate agreement with such broker. You understand that we represent you except if another MNS agent represents the renter. In that case, MNS will be a dual agent and will represent both you and the renter. In all instances, MNS treats all parties fairly and honestly.
5. You agree to provide us with a copy of any rental application documents required by your building before we list the Property on the RLS.. (if applicable)
6. If the Property is rented pursuant to this Agreement, our commission to be paid by you, the tenant/ leaseholder, in the amount of **\$4,100** (which equals to a one month's rent) is due at the signing of the lease of the new tenant.
7. During the term of this Agreement, you agree to refer to us all inquiries, proposals and offers received by you regarding the Property, including, but not limited to those from brokers, and you agree to conduct all negotiations with respect to the rental or other disposition of the Property solely and exclusively through us.
8. During the term of this Agreement, all operating expenses of the Property shall be the responsibility of you as the current tenant / leaseholder, and not the responsibility of MNS.



9. If the Property consists of one or more residential Units, then our right to offer the Property shall include the right to offer one or more of such Units and references to "Property" hereunder shall be deemed to include any such Unit.
10. Within three (3) business days of the expiration date of this Agreement, we shall deliver to you, in writing, a list of no more than six (6) prospective renters who inspected the Property during the term of this Agreement. If the Property consists of one or more residential Units, then we will deliver to you, in writing, lists for each residential Unit. This list is confidential and for your personal use only.
11. You hereby acknowledge that we have informed you of your obligations under the Lead Paint Disclosure Law (42 U.S.C. 4852(d)) and that you are aware of your responsibility to ensure compliance therewith.
12. This Agreement shall bind and benefit the personal representatives, successors or assigns of the parties, and may not be changed, rescinded, or modified except in writing, signed by both of us. This Agreement shall be governed by the internal laws of the State of New York.
13. This Agreement may be executed in one or more counterparts, any of which may be executed and transmitted by facsimile or other electronic method, and each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
14. In the event any action is commenced to interpret or enforce this Agreement or any provision thereof, the prevailing party in such action shall be entitled to an award of reasonable attorneys' fees and costs, including any fees and costs incurred in enforcing any judgment.

If the foregoing meets with your approval, please sign and return the enclosed copy of this Agreement. We look forward to working with you towards the successful rental of the Property.

Sincerely,

TDG-TREGNY LLC dba MNS

Signed by:

A handwritten signature in black ink, appearing to read "Iliana Vargas", enclosed within a blue digital signature box.

28311E2F33B8476...

By: _____

8/21/2025

Iliana Vargas - Senior VP New Development

Signed by:

A handwritten signature in black ink, appearing to read "Joseph George", enclosed within a blue digital signature box.

28311E2F33B8476...

By: _____

DocuSigned by:

A handwritten signature in black ink, appearing to read "Joseph George", enclosed within a blue digital signature box.

4C58E10B4F4D49D...

8/18/2025

8/21/2025

Joseph George, Jr. - Licensed Associate Broker



AGREED TO AND ACCEPTED:

By: [Signature]
Tenant Name / Leaseholder: Jai Arora

Date: 8/15/2025

State of New York County of New York
Subscribed and sworn to (or affirmed) before me
on this 15 day of Aug, 2025
by Jai Arora,
proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.

[Signature]
Notary Public Signature

Nicholas Cruz
Notary Public, State of New York
Reg. No. 01CR0031988
Qualified in Bronx County
Commission Expires December 16, 2028