

June 1, 2025

Dear Branden Thornton and Kristen Richards:

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: **334**
Rent: **\$7,292.00**
Term: **2 years**
Lease Dates: **September 28, 2025** to **September 27, 2027**
Concession: Early Occupancy Beginning **July 28, 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) Rider to Lease Transient Occupancy |
| 5) Balcony Rider | 6) Fire Safety Plan |
| 7) License Agreement For Use Of Amenity Services | 8) Bedbug Infestation History Disclosure |
| 9) Bicycle Storage License Agreement | 10) Early Occupancy Rider |
| 11) Electronic Delivery Rider | 12) Good Cause Eviction Rider - NY |
| 13) HVAC Notice | 14) No Smoking Rider |
| 15) Notice of 421-a (16) Apartment Market Rate Threshold Exemption | 16) Pet Rider |
| 17) Policy on Smoking | 18) Reasonable Accommodations Modification Notice |
| 19) Recycling Notice NYC | 20) Renter Insurance Addendum |
| 21) Storage License Agreement | 22) Window Guards |
| 23) E-Transportation Devices | 24) Flood History and Risk Rider |
| 25) Indoor Allergen Hazard Notice | 26) Indoor Allergan Tenant Pamphlet (No Signature Required) |
| 27) Notice for Gas Co and Smoke | 28) Rider to Lease (U.S. Armed Forces) |
| 29) Rider to Lease (Transient Occupancy) | 30) Sprinkler Disclosure Lease Rider |
| 31) Stove Knob Covers | 32) Submetering Lease Rider |
| 33) Tenant Data Privacy Consent | |
- 34) Payment in the form of certified check, bank check or money order for the following: **\$7,292.00** representing the first month's rent payable to **Dupont Street Owner 2 LLC** and **\$7,292.00** representing the security deposit payable to **Dupont Street Owner 2 LLC** . **\$80.00** representing the first month of storage rent payable to **Dupont Street Owner 2 LLC**.

Sincerely,

Greenpoint Central Team (75 Dupont)

©Copyright 2019. All Rights Reserved. Reproduction in whole or in part prohibited.

PREAMBLE: This lease contains the agreements between Tenant and Owner concerning the rights and obligations of each party. Tenant and Owner have other rights and obligations which are set forth in government laws and regulations.

Tenant should read this Lease carefully. If Tenant has any questions, or if Tenant does not understand any words or statements herein, obtain clarification from an attorney. Once Tenant and Owner sign this Lease, Tenant and Owner will be presumed to have read it and understood it completely. Tenant and Owner admit that all agreements between Tenant and Owner have been written into this Lease. Tenant understands that any agreements made before or after this Lease was signed and not written into it will not be enforceable.

whose address is 60 Water St, Brooklyn, NY 11201 ; 60 Water St. Apt 312, Brooklyn, NY 11201 ; respectively.

Please note the following paragraphs that require the insertion of terms (and/or delete if inapplicable): 1, 2, 3A, 3B, 4, 9D, 12B, 12C, 25, 32C, 34A, 35, 38B, Exhibit A (Memorandum Confirming Term), Exhibit C (Owner's Work), Exhibit D (Apartment Furniture)

Tenant acknowledges that no other person other than Tenant and the Permitted Occupants may reside in the Apartment without the prior written consent of the Owner. If Tenant violates any of the terms of this provision, the Owner shall have the right to restrain the same by injunctive relief and/or any other remedies provided for under this Lease and at law and/or equity.

3. RENT

E. Tenant may be required to pay other charges to Owner under the terms of this Lease, such additional charges shall be referred to as "Additional Rent". Any Additional Rent must be paid by Tenant to Owner upon the earlier of (i) the first

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

TENANT:

By:



6/1/2025
03:54 PM EDT

Branden Thornton (Tenant) Date



Signed by Kristen Richards
Sun Jun 1 2025 11:14:34 PM EDT
Key: 478977B8; IP Address: 71.105.144.145

Kristen Richards (Tenant) Date

LANDLORD:

Dupont Street Owner 2 LLC

By: Bronstein Properties LLC

By:

(Landlord) Date