

May 21, 2025

Dear Brian Reeder:

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: **311**
Rent: **\$3,500.95**
Term: **2 years**
Lease Dates: **July 30, 2025 to July 29, 2027**
Concession: Early Occupancy Beginning **May 30, 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

3) Additional Clauses Rider (Smoke -Free Building)

5) Balcony Rider

7) License Agreement For Use Of Amenity Services

9) Bicycle Storage License Agreement

11) Electronic Delivery Rider

13) HVAC Notice

15) Notice of 421-a (16) Apartment Market Rate Threshold Exemption

17) Reasonable Accommodations Modification Notice

19) Renter Insurance Addendum

21) Unconditional Guaranty

23) E-Transportation Devices

25) Indoor Allergen Hazard Notice

27) Notice for Gas Co and Smoke

29) Rider to Lease (Transient Occupancy)

31) Stove Knob Covers

33) Tenant Data Privacy Consent

2) W-8 / W-9

4) Rider to Lease Transient Occupancy

6) Fire Safety Plan

8) Bedbug Infestation History Disclosure

10) Early Occupancy Rider

12) Good Cause Eviction Rider - NY

14) No Smoking Rider

16) Policy on Smoking

18) Recycling Notice NYC

20) Storage License Agreement

22) Window Guards

24) Flood History and Risk Rider

26) Indoor Allergan Tenant Pamphlet (No Signature Required)

28) Rider to Lease (U.S. Armed Forces)

30) Sprinkler Disclosure Lease Rider

32) Submetering Lease Rider
- 34) Payment in the form of certified check, bank check or money order for the following: **\$3,500.95** representing the first month's rent payable to **Dupont Street Owner 2 LLC** and **\$3,500.95** 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)

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REBNY Apt non-stab 2019 Rev 7.19

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.

THIS LEASE is made as of May 21, 2025

between Owner(hereinafter referred to as "Owner" or "Lessor"), **Dupont Street Owner 2 LLC**

whose address is **75 Dupont Street, Greenpoint, NY 11222**

and Tenant (hereinafter referred to "Tenant" or "Lessee"), **Brian Reeder**

whose address is **150 Jackson St Apt-2, Brooklyn , NY 11211** .

Please note the following paragraphs that require a selection among alternative wording: 2, 3E, 34

Please note the following paragraphs that require deletions if inapplicable: 9D, 12C(ii), 12E, 25, 32C(i), 33, 34, 35, 36, 37, 38, 59, 60

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)

1. **APARTMENT AND USE** Owner agrees to lease to Tenant Apartment **311** (the "Apartment") in the building at **75 Dupont Street, Greenpoint, NY 11222** (the "Building"), Borough of Brooklyn, City and State of New York.

Tenant shall use the Apartment for living purposes only and for no other purpose (such restricted purposes includes, but are not limited to, any commercial activity or illegal or dangerous activity).

The Apartment may only be occupied by Tenant and the following Permitted Occupants (and occupants as permitted in accordance with Real Property Law §235-f):

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.

2. **LEASE COMMENCEMENT DATE; LENGTH OF LEASE** The "Lease Effective Date" is the date a fully executed Lease is returned to Tenant or Tenant's representative by Owner or its representative. The "Lease Commencement Date" is **July 30, 2025**. Except as may be provided for otherwise in this Lease, the term (that means the length) of this Lease will begin on the Lease Commencement Date and will end on **July 29, 2027** (the "Term"). Tenant acknowledges that notwithstanding anything to the contrary contained in this Lease: (i) the Term of this Lease may be reduced provided for herein and (ii) the Term shall consist of the period beginning with the Lease Commencement Date through and including, the date that is the last day of the month in which the **[CHOOSE ONE AND CROSS OUT THE OTHER ALTERNATIVES]** ~~one (1) year~~ **[two (2) year]** ~~() month(s)]~~ anniversary of the Lease Commencement Date occurs.

3. RENT

- A. "Rent" is defined as the base rent due under this Lease. Tenant's monthly Rent for the Apartment is **\$3,500.95** per month. Tenant must pay Owner the Rent, in equal monthly installments, on the first day of each month either to Owner at the above address or at another place that Owner may inform Tenant of by written notice.
- B. When Tenant signs this Lease, Tenant must pay by bank or cashier's check (or by electronic fund transfer, if instructed by Owner as described below) , the following:
- (i) one (1) months' Rent (i.e., **\$3,500.95**);
 - (ii) the Security Deposit (in the amount stated in Article 4); and
 - (iii) any commission due by Tenant to the Brokers (as defined in Article 34 hereinafter) in connection with this Lease.
- C. If the Lease Commencement Date shall not occur on the first day of a calendar month, the Rent for such calendar month shall be prorated on a per diem basis. If the Lease begins after the first day of the month, Tenant must pay when it signs this Lease one (1) full months' Rent and for the next full calendar month Tenant shall pay a prorated Rent based on the number of days the Lease began after the first day of the month (for example, if the beginning date of this Lease is the 16 th day of the month, Tenant would pay for fifteen (15) out of thirty (30) days, or one-half (1/2), of a full months' Rent for the second calendar month). In any event, if the Lease Commencement Date shall not occur on the first day of a calendar month, the Term shall also include the remainder of the month in which the Lease Commencement Date occurred.
- D. Within five (5) business days after the request of Owner, at Owner's option, Tenant shall return a document supplied by Owner in the form attached hereto as Exhibit A (a "Memorandum Confirming Term") confirming the Lease Commencement Date, the Rent Commencement Date (if different than the Lease Commencement Date) the Lease expiration date and any other material terms of this Lease, certifying that Tenant has accepted delivery of the Apartment and that the condition of the Apartment complies with Owner's obligations hereunder. Tenant's failure to so deliver the Memorandum Confirming Term shall be considered a material default under this Lease, however, Tenant's failure to do so shall not affect the occurrence of the Lease Commencement Date or the validity of this Lease or alter the terms and provisions contained in the Memorandum Confirming Term if so delivered to Tenant by Owner.
- 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 day of the month immediately following the month said Additional Rent is billed to Tenant or (ii) fifteen (15) days from

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

TENANT:

By:



5/22/2025
10:42 AM EDT

Brian Reeder (Tenant)

Date

LANDLORD:

Dupont Street Owner 2 LLC

By: Bronstein Properties LLC

By:

((Landlord))

Date



Initials:

