

June 17, 2025

Dear Niamh Webb and Eoghan O Dwyer:

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: **420**
Rent: **\$4,465.90**
Term: **1 year and 15 days**
Lease Dates: **August 15, 2025 to August 29, 2026**
Concession: Early Occupancy Beginning **June 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 | 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) Policy on Smoking |
| 17) Reasonable Accommodations Modification Notice | 18) Recycling Notice NYC |
| 19) Renter Insurance Addendum | 20) Storage License Agreement |
| 21) Window Guards | 22) E-Transportation Devices |
| 23) Flood History and Risk Rider | 24) Indoor Allergen Hazard Notice |
| 25) Indoor Allergan Tenant Pamphlet (No Signature Required) | 26) Notice for Gas Co and Smoke |
| 27) Rider to Lease (U.S. Armed Forces) | 28) Rider to Lease (Transient Occupancy) |
| 29) Sprinkler Disclosure Lease Rider | 30) Stove Knob Covers |
| 31) Submetering Lease Rider | 32) Tenant Data Privacy Consent |
- 33) Payment in the form of certified check, bank check or money order for the following: **\$4,465.90** representing the first month's rent payable to **Dupont Street Owner 2 LLC** and **\$1,500.00** 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)

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

TENANT:

By:



6/17/2025
08:05 PM EDT

Niamh Webb (Tenant) Date



Signed by Eoghan O Dwyer
Tue Jun 17 2025 04:14:29 PM EDT
Key: 78DB6592; IP Address: 184.75.85.26

Eoghan O Dwyer (Tenant) Date

LANDLORD:

Dupont Street Owner 2 LLC

By: Bronstein Properties LLC

By:

(Landlord) Date