

July 20, 2025

Dear Arun Frey:

We would like to thank you for your interest in leasing an apartment at **456 Grand**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment: **456 Grand Street #2I, BROOKLYN, NY 11211**
Rent: **\$4,112.32 / \$4,112.32**
Term: **1 year, 0 months and 24 days**
Lease Dates: **August 8, 2025 to August 31, 2026**
Source: **Streeteasy.com**

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) DHCR Rider | 2) Additional Clauses |
| 3) 421-a Rider | 4) Amenities Agreement |
| 5) Bedbug Infestation History Disclosure | 6) Fair Chance Housing Notice |
| 7) Fire Safety Plan | 8) Indoor Allergen Hazard Notice |
| 9) Indoor Allergen Tenant Pamphlet | 10) NY Disclosure Form for Landlord and Tenant |
| 11) Parking Rider | 12) Renters Insurance Notification |
| 13) Rider To Lease | 14) Rider To Lease |
| 15) Smoke-carbon Rider | 16) Tenant Contact Worksheet |
| 17) Terrace/Balcony Rider | 18) W-8 / W-9 |
| 19) Welcome Letter | 20) Standard Form of Apartment Lease |
| 21) Window Guards | |
- 22) Payment in the form of certified check, bank check or money order for the following: **\$4,112.32** representing one month's rent payable to **Grand 456 LLC** and a separate check for **\$4,112.32** representing the security deposit payable to **Grand 456 LLC**.

Kindly execute and return each of the enclosed documents together with the referenced payments to the attention of Leasing Agent at .

Please do not mark up, strike through any portion, or write in the margins of the lease forms.

Sincerely,

456 Grand

"ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF TENANTS AND LANDLORDS UNDER THE RENT STABILIZATION LAW." ("LOS DERECHOS Y RESPONSABILIDADES DE INQUILINOS Y CASEROS ESTÁN DISPONIBLE EN ESPAÑOL.")

**STANDARD FORM OF APARTMENT LEASE
THE REAL ESTATE BOARD OF NEW YORK, INC.**

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

You should read this Lease and all of its attached parts carefully. If You have any questions, or if You do not understand any words or statements, get clarification. Once You and Owner sign this Lease, You and Owner will be presumed to have read it and understood it. You and Owner admit that all agreements between You and Owner have been written into this Lease. You understand that any agreements made before or after this Lease was signed and not written into it will not be enforceable.

THIS LEASE is made on **July 20, 2025** between Owner, **Grand 456 LLC** whose address is **c/o Grand 456 LLC, 108-18 Queens Blvd Suite 302, and Forest Hills, NY 11375** and You, the Tenant, **Arun Frey** whose address is **24 E 38th St, New York , NY 10016** .

1. APARTMENT AND USE Owner agrees to lease to You Apartment **2I** in the Building at **456 Grand Street, BROOKLYN, NY 11211**, Borough of Brooklyn, City and State of New York.

You shall use the Apartment for living purposes only. The Apartment may be occupied by the tenant or tenants named above and by the immediate family of the tenant or tenants and by occupants as defined in and only in accordance with Real Property Law §235-f.

2. LENGTH OF LEASE The term (that means the length) of this Lease is **1 year, 0 months and 24 days** beginning on **August 8, 2025** and ending on **August 31, 2026**. If You do not do everything You agree to do in this Lease, Owner may have the right to end it before the above date. If Owner does not do everything that Owner agrees to do in this Lease, You may have the right to end the Lease before the ending date.

3. RENT Your monthly rent for the Apartment is **\$4,112.32** until adjusted pursuant to Article 4 below. You must pay Owner the rent, in advance, on the first day of each month either at **c/o Grand 456 LLC, 108-18 Queens Blvd Suite 302, and Forest Hills, NY 11375** or at another place that Owner may inform You of by written notice. You must pay the first month's rent to Owner when You sign this Lease if the lease begins on the first day of the month. If the lease begins after the first day of the month, You must pay when you sign this lease (1) the part of the rent from the beginning date of this Lease until the last day of the month and (2) the full rent for the next full calendar month. If this Lease is a Renewal Lease, the rent for the first month of this Lease need not be paid until the first day of the month when the renewal term begins.

4. RENT ADJUSTMENTS If this Lease is for a Rent Stabilized apartment, the rent herein shall be adjusted up or down during the Lease term, including retroactively, to conform to the Rent Guidelines. Where Owner, upon application to the State Division of Housing and Community Renewal ("authorized agency") is found to be entitled to an increase in rent or other relief, You and Owner agree: (a) to be bound by such determination; (b) where the authorized agency has granted an increase in rent, You shall pay such increase in the manner set forth by the authorized agency; (c) except that in the event that an order is issued increasing the stabilization rent because of Owner hardship, You may, within thirty (30) days of Your receipt of a copy of the order, cancel Your lease on sixty (60) days written notice to Owner. During said period You may continue in occupancy at no increase in rent.

5. SECURITY DEPOSIT You are required to give Owner the sum of **\$4,112.32** when You sign this Lease as a security deposit, which is called in law a trust. Owner will deposit this security in _____ , _____ . If the Building contains six or more apartments, the bank account will earn interest. If You carry out all agreements in this Lease, at the end of each calendar year Owner or the bank will pay to



Initials: _____



32. SUCCESSOR INTERESTS The agreements in this Lease shall be binding on Owner and You and on those who succeed to the interest of Owner or You by law, by approved assignment or by transfer.

OWNER'S RULES - a part of this lease - see attached page

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

Witnesses		BY: GRAND 456 LLC	
			
		Signed by Jessica Shenners	
		Thu Aug 14 2025 02:18:47 PM EDT	
		Key: 9198771A; IP Address: 23.198.14.133	
_____	_____	_____	_____
(Witness)	Date	(Landlord)	Date
			
		Signed by Arun Frey	
		Sun Jul 20 2025 05:03:50 PM EDT	
		Key: D5C6D90A; IP Address: 23.198.14.133	
_____	_____	_____	_____
(Witness)	Date	Arun Frey (Tenant)	Date
_____	_____		
(Witness)	Date		