

July 30, 2025

Dear Derek Scott Eller and Abigail Kate Messitte:

We would like to thank you for your interest in leasing an apartment at **200 Montague**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment: **200 Montague Street #9G, Brooklyn, NY 11201**
Rent: **\$8,250.00**
Term: **1 year, 0 months and 0 days**
Lease Dates: **August 11, 2025 to August 10, 2026**

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 24**:

- | | |
|--|---|
| 1) Welcome Letter | 2) Tenant Contact Worksheet |
| 3) Lead Paint Disclosure | 4) Amenities Agreement Rider |
| 5) Amenity - Rules and Regulations | 6) Amenity Agreement - Temporary Concession |
| 7) Amenity License Agreement | 8) Bedbug Infestation History Disclosure |
| 9) Bedbug Pamphlet | 10) Bike Storage Agreement |
| 11) Class Action Waiver | 12) Fair Chance Housing Notice |
| 13) Flood History and Risk Notice | 14) Gas Leak Notice |
| 15) Holdover Rider | 16) Indoor Allergen Tenant Pamphlet |
| 17) Lead Paint Booklet | 18) Lease Application and Move-In Procedures |
| 19) Market Rider - E-Bicycles E-Scooters and Hoverboards | 20) NYC Recycling Notice |
| 21) New York State Good Cause Eviction Notice | 22) No Short Term and/or Transient Rider |
| 23) No Smoking Rider | 24) Notice Of Reasonable Accommodations For Persons With Disabilities |
| 25) Occupancy Rider | 26) Pet Rider |
| 27) Policy on Smoking for Residential Building | 28) Smoke Detector Rider |
| 29) Sprinkler Disclosure Lease Rider | 30) Storage License Agreement |
| 31) Stroller License Agreement | 32) Tenant Data Privacy Policy and Consent |
| 33) W-8 / W-9 | 34) Window Guards |
| 35) Stove Knob Covers | 36) Indoor Allergen Hazard Notice |
| 37) Exhibit A - Memorandum Confirming Term | 38) Exhibit B - Rules and Regulations |
| 39) Standard Form of Apartment Lease | |
- 40) Payment in the form of certified check, bank check or money order for the following: **\$8,250.00** representing the first month's rent payable to **200 SJA Montague LLC** and a separate check for **\$8,250.00** representing the security deposit payable to **200 SJA Montague LLC**.

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

Sincerely,

200 Montague

STANDARD FORM OF APARTMENT LEASE
(FOR APARTMENTS NOT SUBJECT TO THE RENT STABILIZATION LAW)
THE REAL ESTATE BOARD OF NEW YORK, INC.
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REBNY Apt non-stab 2019 Rev 10.23

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 is signed and not written into it will not be enforceable.

THIS LEASE is made as of **July 30, 2025**

between owner (hereinafter referred to as "Owner" or "Lessor"), **200 SJA Montague LLC**

whose address is **C/o Pinnacle City Living, 200 Montague Street, and Brooklyn, NY 11201**

and Tenant (hereinafter referred to as "Tenant" or "Lessee"), **Derek Scott Eller and Abigail Kate Messitte**

whose address is **200 Montague Street #9G, Brooklyn, NY 11201**.

- 1. APARTMENT AND USE** Owner agrees to lease to Tenant Apartment **9G** (the "Apartment") in the building at **200 Montague Street, Brooklyn, NY 11201** (the "Building"),.

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 **August 11, 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 **August 10, 2026** (the "Term"). Tenant acknowledges that, notwithstanding anything to the contrary contained in this Lease, the Term of this Lease may be reduced or extended as provided for herein.

3. RENT

- A.** "Rent" is defined as the base rent due under this Lease. Tenant's monthly Rent for the Apartment is **\$8,250.00** 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., **\$8,250.00**);
 - (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 16th 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 give Owner a document in the



Initials:

D.E.
882EB673

A.M.
ED00F5A7

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

Witnesses		BY: 200 SJA MONTAGUE LLC	
(Witness)	Date	(Landlord)	Date
		 Signed by Derek Scott Eller Wed Jul 30 2025 12:48:24 PM EDT Key: BB2EB671; IP Address: 23.47.58.153	
(Witness)	Date	Derek Scott Eller (Tenant)	Date
		 Signed by Abigail Kate Messitte Wed Jul 30 2025 12:40:55 PM EDT Key: ED00F5A7; IP Address: 23.47.58.153	
(Witness)	Date	Abigail Kate Messitte (Tenant)	Date