Lease Rental Bond

Bond Number: BMYM091754		**Bond Term:**	As Noted Below
Principal(s): Lucas Veintimilla		**Coverage:**	$57,862.68
		Rent Coverage:	$53,040.79
		Security Deposit Coverage:	$4,821.89

KNOW ALL PERSONS BY THESE PRESENTS,

that **THE HANOVER INSURANCE COMPANY** , as surety (the “Surety") is held and firmly bound unto American Copper Building LLC, as Landlord (the “Landlord"), in the penal sum of fifty-seven thousand, eight hundred sixty-two dollars ($57,862.68), for the payment of which sum well and truly to be made, the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has by written agreement entered into a Lease/Rental Agreement (the “Contract") with the Landlord for the lease of 626 1st Avenue, Apt W42D, New York, NY 10016 from on or about August 1, 2025 to July 31, 2026 for the rental sum of four thousand, eight hundred twenty-one dollars ($4,821.89) per month.

WHEREAS, the Principal has by written agreement entered into a Lease/Rental Agreement (the “Contract") with the Landlord for the lease of 626 1st Avenue, Apt W42D, New York, NY 10016 from on or about August 1, 2025 to the earlier of, the final expiration date of the lease and renewal leases signed thereafter, the lease termination date as agreed upon by the Principal and Landlord at the time of or after the signing of the initial Lease, the date the Principal has surrendered possession of the apartment, under the Contract for the security deposit amount of four thousand, eight hundred twenty-one dollars ($4,821.89).

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, THAT if the Principal shall promptly and faithfully perform the Contract with the Landlord and pay all lease/rental charges thereunder, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

PROVIDED AND SUBJECT TO THE CONDITIONS PRECEDENT:

1. Whenever the Principal shall be, and declared by the Landlord to be in default under the Contract, the Landlord having performed the Landlord's obligations thereunder and having complied with the Bond General Terms and Conditions and Program Agreement if such Program Agreement has been executed.

2. Any claims must be presented to Surety, care of TheGuarantors via their online portal at www.theguarantors.com.

DATED as of this 9th day of July, 2025

THE THE HANOVER INSURANCE COMPANY

By:
(SEAL)

(Surety)

Name: Casey Lasda

Title: Attorney-In-Fact