

August 1, 2025

Dear Suzanne Brunelle Zahn and Joseph Jerome Zahn, Jr.:

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

Agent:	<u>Joseph George</u>
Apartment:	<u>W.42B</u>
Rent:	<u>\$11,000.27</u>
Term:	<u>1 year, 0 months, 0 days</u>
Lease Dates:	<u>August 15, 2025 to August 14, 2026</u>
Concession #1:	One-Time Rental Concession of <u>\$11,000.27</u> to be given during <u>January, 2026</u> .
Concession #2:	One-Time Rental Concession of <u>\$11,000.27</u> to be given during <u>June, 2026</u> .
Concession #3:	One-Time Rental Concession of <u>\$8,250.20</u> to be given during <u>July, 2026</u> .
Source:	_____

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) Electronic Lease Offer Rider | 2) 421-a Rider To Lease |
| 3) Bedbug Infestation History Disclosure | 4) Construction Rider |
| 5) Cover Letter | 6) DHCR Rider |
| 7) Fire Safety Plan | 8) Flood History and Risk Rider |
| 9) Gas Leak Notice | 10) House Rules |
| 11) Indoor Allergen Tenant Pamphlet | 12) Lease Offer Notice |
| 13) Pet Rider | 14) Reasonable Accommodation Rider |
| 15) Rent Concession Agreement | 16) Residential Portfolio Abstract |
| 17) Smoke Detector Rider | 18) Stove Knob Covers |
| 19) Submetering Lease Rider | 20) Vacancy Lease - Offer of Terms |
| 21) Window Guards | 22) Sprinkler Disclosure Lease Rider |
| 23) Indoor Allergen Hazard Notice | 24) W-8 / W-9 |
- 25) Payment in the form of certified check, bank check or money order for the following: **\$11,000.27** representing the first month's rent payable to **American Copper Building LLC** and **\$5,500.14** representing the security deposit payable to **American Copper Building LLC** .

Sincerely,

The Copper

Section 2 - This section needs to be completed for vacancy and renewal leases

NOTICE: If a higher actual rent authorized by a regulatory agreement is being charged, in relation to Section A, B, C or D in Section 1 above, or in a renewal lease, DHCR Notice RA-LR3 must be attached to the lease.

Lease Rider for the housing accommodation:

626 1st Ave W.42B

New York, NY 10016

(Print Housing Accommodation's Address and Apartment Number)

Lease Start Date: **August 15, 2025** Lease End Date: **August 14, 2026**

Lease Dated: **August 1, 2025**

The tenant named in the lease hereby acknowledges the contemporaneous receipt of the above lease rider for the housing accommodation stated above.



Signed by Suzanne Brunelle Zahn

Sun Aug 3 2025 11:10:28 PM EDT

Key: 9A62F6CC; IP Address: 23.198.14.152

Suzanne Brunelle Zahn (Tenant)

Date



Signed by Joseph Jerome Zahn, Jr.

Sun Aug 3 2025 11:27:07 PM EDT

Key: 1924771C; IP Address: 23.47.58.153

Joseph Jerome Zahn, Jr. (Tenant)

Date

Subject to penalties provided by law, the owner of the housing accommodation hereby certifies that the above rider is hereby contemporaneously provided to the tenant with the signing of the lease and the information provided by the owner herein is true and accurate based on its records.

American Copper Building LLC



Signed by Shanique Sealey

Thu Aug 7 2025 03:56:00 PM EDT

Key: 82D7FD94; IP Address: 23.198.14.152

(duly authorized agent)

Date