

Lease Rental Bond

Bond Number: TG1EIC-066495-01

Principals: An Jhih Chin
Tien-ching Lee

Bond Term:

As Noted Below

Coverage:

\$88,200

Rent Coverage:

\$80,850

Security Deposit Coverage:

\$7,350

KNOW ALL PERSONS BY THESE PRESENTS,

that **EVERSPAN INSURANCE COMPANY**, as surety (the "Surety") is held and firmly bound unto 685 1st AVE LLC, as Landlord (the "Landlord"), in the penal sum of eighty-eight thousand, two hundred dollars (\$88,200), 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 685 First Avenue, Apt 26G, New York, NY 10016 from on or about August 1, 2025 to July 31, 2026 for the rental sum of seven thousand, three hundred fifty dollars (\$7,350) per month.

WHEREAS, the Principal has by written agreement entered into a Lease/Rental Agreement (the "Contract") with the Landlord for the lease of 685 First Avenue, Apt 26G, 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 seven thousand, three hundred fifty dollars (\$7,350).

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 31st day of July, 2025

THE EVERSPAN INSURANCE COMPANY

By:

(SEAL)

(Surety)

Name: Casey Lasda

Title: Attorney-In-Fact

