

Lease Rental Bond

Bond Number: TG-0062357
Principals: Neaton Jia Jun Ang
Yamin Nwe Myat

Bond Term: As Noted Below
Coverage: \$44,550
Rent Coverage: \$44,550
Security Deposit Coverage: \$0

KNOW ALL PERSONS BY THESE PRESENTS,

that **TRISURA INSURANCE COMPANY**, as surety (the "Surety") is held and firmly bound unto 44-01 Northern Owner, LLC, as Landlord (the "Landlord"), in the penal sum of forty-four thousand, five hundred fifty dollars (\$44,550), 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 34-35 44th St, Apt 310, Astoria, NY 11101 from on or about October 1, 2025 to September 30, 2026 for the rental sum of four thousand, fifty dollars (\$4,050) per month.

WHEREAS, the Principal has by written agreement entered into a Lease/Rental Agreement (the "Contract") with the Landlord for the lease of 34-35 44th St, Apt 310, Astoria, NY 11101 from on or about October 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 zero dollars (\$0).

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 26th day of August, 2025

THE TRISURA INSURANCE COMPANY

By:
(SEAL)

(Surety)

Name: Casey Lasda

Title: Attorney-In-Fact

