



PERMANENT MISSION OF THE REPUBLIC OF SINGAPORE
UNITED NATIONS | NEW YORK

Ms. Nadia Petrova
The Copper
626 First Avenue
New York, NY 10016

Dear Ms Petrova,

RE: SIGNED LEASE FOR APT W.24C, 626 FIRST AVENUE NEW YORK, NY 10016

Please see enclosed the signed lease documents for the rental of Apt W24C with lease dates on 5 September 2025 to 4 September 2027. The lease is sent in duplicate. We kindly request that a fully countersigned copy be returned to the tenant, Permanent Mission of Singapore to the UN or Mr. Brandon Lim, at your earliest convenience.

Additionally, please find enclosed the following checks as required under the lease terms:

- a. Check #27025 payable to American Copper Building LLC in the amount of US\$8,500 for first month's rent;
- b. Check #27026 payable to American Copper Building LLC in the amount of US\$8,500 for the deposit.

Should you require any further information or documentation, please do not hesitate to contact the undersigned or Mr Lim (apt. tenant/occupant).

Thank you.

Sincerely,

IRIS BUHAY
ADMINISTRATIVE MANAGER
Permanent Mission of Singapore to the United Nations

SECTION A (All Fields Must Be Completed by the Owner/Owner Representative)

Subject Apartment Address:

626 1st Ave

W.24C

New York, NY, 10016

Number/Street

Apt. No

City, State, Zip Code

Lease Offered to Tenant(s): Zi Yi Lim and Permanent Mission of Singapore to the United Nations represented by Zi Yi Lim
(print name) *on behalf of the Government of the Republic of Singapore*

Lease Description: (Please select only one) ☒ Vacancy lease

☐ Renewal lease

Owner/Owner Representative Contact Information: (Please print)

Name(s): American Copper Building LLC

Email Address:

Mailing Address: 626 First Avenue, New York, NY 10016

jeannette Arciano 9/3/25
(Owner/Owner Representative) Date

SECTION B (All Fields Must Be Completed by the Tenant)

Tenant Contact Information: (Please print)

Name(s): Zi Yi Lim and Permanent Mission of Singapore to the United Nations represented by Zi Yi Lim

Email Address: brandonlimziyi@gmail.com

Mailing Address: 9 Simei St 4, Singapore, Singapore 529865 - SG

(If different from subject apartment address)

Tenant's Statement of Consent

I hereby affirm that I have read this notice and voluntarily consent to an electronic lease offering and execution by the owner of the subject building and apartment.

[Signature] *[Signature]* AUG 26 2025
Permanent Mission of Singapore to the United Nations (Tenant) Date



August 21, 2025

Dear Permanent Mission of Singapore to the United Nations:

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: **Nadia Petrova**
Apartment: **W.24C**
Rent: **\$8,500.00**
Term: **2 years, 0 months, 0 days**
Lease Dates: **September 5, 2025 to September 4, 2027**
Concession #1: One-Time Rental Concession of **\$1,300.00** to be given during **December, 2025**.
Concession #2: One-Time Rental Concession of **\$8,500.00** to be given during **January, 2026**.
Concession #3: One-Time Rental Concession of **\$1,919.35** to be given during **January, 2027**.
Source: _____ **\$2,200.00** *AK lov*

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) Occupancy Rider | 14) Pet Rider |
| 15) Preferential Rent Rider | 16) Reasonable Accommodation Rider |
| 17) Rent Concession Agreement | 18) Residential Portfolio Abstract |
| 19) Smoke Detector Rider | 20) Stove Knob Covers |
| 21) Submetering Lease Rider | 22) Vacancy Lease - Offer of Terms |
| 23) Window Guards | 24) Sprinkler Disclosure Lease Rider |
| 25) Indoor Allergen Hazard Notice | 26) W-8 / W-9 |

- 27) Payment in the form of certified check, bank check or money order for the following: **\$8,500.00** representing the first month's rent payable to **American Copper Building LLC** and **\$8,500.00** representing the security deposit payable to **American Copper Building LLC**.

Sincerely,

The Copper



"ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF TENANTS AND LANDLORDS UNDER THE RENT STABILIZATION LAW." ("LOS DERECHOS Y RESPONSABILIDADES DE INQUILINOS Y CASEROS ESTAN DISPONIBLE EN ESPANOL.")

APARTMENT LEASE

SMOKE FREE BUILDING

PREAMBLE: This Lease (the "Lease") contains the agreements between Tenant and Owner (as such terms are hereinafter defined) concerning Tenant's rights and obligations and the rights and obligations of Owner. Tenant and Owner have other rights and obligations which are set forth in government laws and regulations. Once Tenant and Owner sign this Lease, Tenant and Owner will be presumed to have read it and understood it. This Lease will be considered to contain all agreements between Tenant and Owner. Any agreements made before or after this Lease was signed which are not written in this Lease will not be enforceable.

THIS LEASE is made as of August 21, 2025, between American Copper Building LLC ("Owner"), whose address is c/o GO RESIDENTIAL MANAGEMENT LLC, 626 First Avenue, New York, NY 10016, and Zi Yi Lim and Permanent Mission of Singapore to the United Nations represented by Zi Yi Lim (hereafter referred to as "Tenant"), whose current address is: 9 Simei St 4, Singapore, Singapore 529865 - SG.

Premises Leased: Apartment W.24C (the "Apartment"), in the building known as The Copper and located at 626 1st Ave, New York, New York 10016 (the "Building").

Term: The Lease will be for a term of 2 years commencing on September 5, 2025 (the "Commencement Date"), and ending on September 4, 2027 (the "Termination Date").

Rent: Tenant's monthly rent for the Apartment is \$9,957.23 per month and the preferential rent is \$8,500.00 ("Base Rent"), until adjusted pursuant to the terms of this Lease. Base Rent for each year of the Lease Term is 12 times the amount payable monthly. All other amounts payable by Tenant to Owner shall be charged as "Additional Rent." "Additional Rent" is also payable in the amounts and at the times stated elsewhere in this Lease. Base Rent and Additional Rent shall sometimes be referred to collectively as "Rent."

Security: Tenant has given a Security Deposit in the amount of \$8,500.00 (the "Security Deposit") to be held for the term of this Lease. The Security Deposit will be held in an account at Flagstar Bank, 360 Hamilton Ave., 5th Floor, White Plains, NY 10601 (the "Bank").

1. APARTMENT

Owner has rented the Apartment to Tenant. Except as otherwise specified in this Lease, no other goods, services, facilities or space are included in this Lease, including, without limitation, parking, utilities, roof pool, decks, terraces, balconies, pool, spa and health club memberships.

2. USE OF APARTMENT

A. Tenant shall use the Apartment for living purposes only and in full compliance with all applicable laws, codes and regulations. No home office or commercial use is permitted, except in compliance with law. Tenant covenants, warrants and agrees that the Apartment shall not be occupied transiently or as a temporary abode, including, without limitation, occupancy for less than 30 days. By way of example only and without limitation, Tenant covenants, warrants and agrees that the Apartment shall not be occupied as a hotel, motel, dormitory, "bed and breakfast," rooming house, boarding house or as quarters occupied by transient boarders, roomers, or lodgers, or any other similar short-term occupancy. Moreover, neither Tenant nor anyone on Tenant's behalf may advertise for any such transient use of the Apartment on Airbnb.com or in any other website, newspaper, periodical or other medium. Nothing contained herein shall be deemed permission for Tenant to sublease the Apartment for 30 days or more without obtaining Owner's prior written consent as required by the Lease and/or Sec. 226-b of the Real Property Law. Tenant agrees to indemnify and hold Owner harmless from and against any and all loss or damage which Owner or any of its agents may incur as a result of the breach by Tenant of any of the foregoing, including, without limitation, any fines imposed on the Owner by the City of New York or any other governmental agency, any withholding of rent by tenants of the Building, and reasonable attorneys' fees and disbursements incurred by Owner in connection with any litigation or negotiations with Tenant or any other tenants of the Building with respect to the foregoing. Owner reserves the right to require that Tenant be present to authorize access to the Premises for any guest. Tenant acknowledges that a default under this Article is a non-curable material breach of a substantial obligation of this Lease which authorizes Owner to cancel this Lease in accordance with the terms hereof.

B. The Apartment may only be occupied by (i) Tenant and his or her immediate family, and (ii) any person otherwise permitted to occupy the Apartment pursuant to New York Real Property Law §235-f (the person[s] set forth in [ii] being referred to hereinafter as "Registered Occupant" or "Registered Occupants"). Tenant warrants and represents that no

Initials:



If Tenant requires Owner's consent to any act and consent is not given, Tenant's only right is to ask the Court to direct Owner to give consent. Tenant will not make any claim against Owner for money or subtract any sum from the Rent because such consent was not given. The terms of this paragraph shall not require Owner to grant any consent if Owner is not required to do so.

59. BROKER

Tenant represents that (A) no broker brought about this Lease, or (B) if a broker did, in fact, bring about this Lease, Tenant (unless otherwise agreed between Owner and such broker) has agreed with the broker to pay the broker's commission, and Tenant agrees to indemnify and hold Owner harmless from any such commission claim made by any broker in connection with this Lease, including, without limitation, indemnifying and holding Owner harmless for the reasonable attorney's fees, costs and disbursements incurred by an attorney of Owner's choice in connection with such claim.

60. INVALIDITY OR UNENFORCEABILITY OF ANY PROVISION

If any term, covenant, condition, or provision of this Lease or Rider shall be invalid, illegal or unenforceable to any extent, the remaining terms, covenants, conditions, and provisions of this Lease or Rider other than those as to which any term, covenant, condition, or provision is held invalid, illegal or unenforceable, shall not be affected thereby, and each remaining term, covenant, condition, and provision of this Lease and Rider shall be valid and enforceable to the fullest extent permitted by law.

61. DEFINITIONS

- A. Owner: The term "Owner" means the person or organization receiving or entitled to receive Rent from Tenant for the Apartment at any particular time. "Owner" includes the owner of the land or Building, a lessor, or sublessor, or sublessor of the land or Building and a mortgagee in possession. It does not include a former owner, even if the former owner signed this Lease.
- B. Tenant: The term "Tenant" means the person or persons signing this Lease as Tenant and the approved successors and approved assigns of the signer, all of whom are jointly and severally responsible and liable. This Lease has established a tenant-landlord relationship between Tenant and Owner.

62. HOUSE RULES

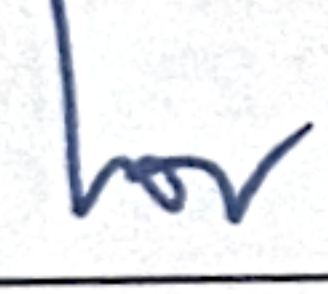
The attached House Rules are incorporated as if fully set forth herein. Tenant agrees to fully adhere to all House Rules. Violation of any of the House Rules constitutes a breach of the Lease. Owner may, in its sole discretion, commence legal proceedings to enforce the House Rules.

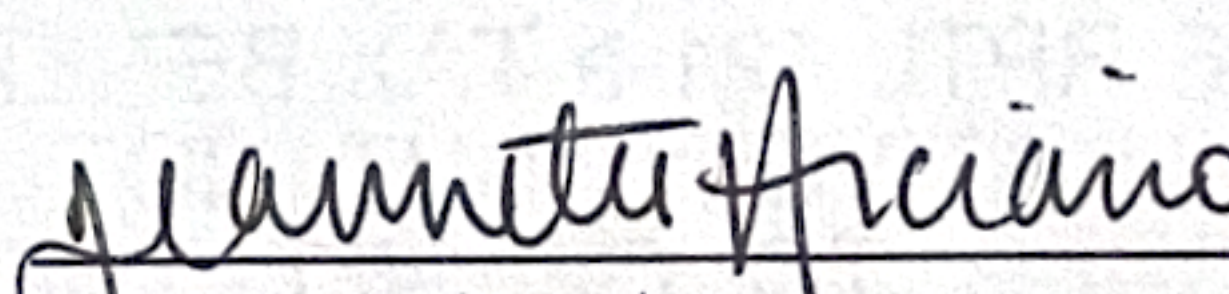
63. MISCELLANEOUS

- A. In any dispute under this Lease, in the event of a conflict between the text and a caption, the text controls. Words and phrases in the singular will be deemed to include the plural and vice versa, and all terms will be deemed to be gender neutral.
- B. This Lease shall be deemed to have been made in the City and State of New York. Tenant's and Owner's rights and obligations shall be determined in accordance with the internal laws of the State of New York. Tenant shall submit to personal jurisdiction of the courts of the State of New York whose jurisdiction shall be exclusive in any action or proceeding arising out of this Lease or any other agreement or relationship between Tenant and Owner.

THE PARTIES, UNDERSTANDING THEIR AGREEMENTS AND OBLIGATIONS UNDER THIS LEASE, HAVE SIGNED THIS LEASE AND AGREE TO BE BOUND BY THE PROVISIONS HEREOF.

IT IS AGREED AND UNDERSTOOD THAT THIS DOCUMENT MAY BE SIGNED IN SEPARATE PARTS AND THAT SIGNATURES VIA TELECOPIED TRANSMISSION SHALL BE ACCEPTED AS VALID AND BINDING.

  AUG 26 2025
Permanent Mission of Singapore to the United Nations (Tenant) Date
on behalf of the Government of
the Republic of Singapore

 9/3/25
(duly authorized agent) Date



NOTICE TO TENANTS 421-a RIDER TO LEASE

LEASE DATED: August 21, 2025	APARTMENT: W.24C
OWNER: American Copper Building LLC	
TENANT(S): Zi Yi Lim and Permanent Mission of Singapore to the United Nations represented by Zi Yi Lim	
BUILDING: The Copper 626 1st Ave, New York, NY 10016	

RENT REGULATION THE TENANT IS HEREBY NOTIFIED THAT THE BUILDING IN WHICH THE TENANT'S APARTMENT IS LOCATED WAS COMPLETED AFTER JANUARY 1, 1974. THE TENANT IS FURTHER NOTIFIED THAT TENANT'S APARTMENT IS SUBJECT TO THE RENT STABILIZATION LAW ("RSL") AND CODE, AS AMENDED, SOLELY BY REASON OF RECEIPT OF TAX BENEFITS GRANTED PURSUANT TO SECTION 421-a OF THE REAL PROPERTY TAX LAW ("RPTL").

EXPIRATION OF RENT REGULATION THE OWNER BELIEVES THAT THE 421-a TAX BENEFITS ARE SCHEDULED TO EXPIRE ON OR ABOUT **JUNE 30, 2038**. PURSUANT TO SECTION 421-a OF RPTL, SECTION 6-04(b) OF THE CITY'S 421-a REGULATIONS AND SECTION 2520.11(p)(2) OF THE RENT STABILIZATION CODE, TENANT'S APARTMENT WILL NO LONGER BE SUBJECT TO THE RSL UPON THE EXPIRATION OF THE LEASE IN EFFECT AT THE TIME THE RPTL 421-a TAX BENEFITS EXPIRE OR THE EXPIRATION OF THE RSL, WHICHEVER IS SOONER. THEREAFTER, OWNER MAY CHARGE A MARKET RENT FOR THE APARTMENT AND WILL NOT BE LEGALLY OBLIGATED TO PROVIDE TENANT WITH RENEWAL LEASES, AND IF OWNER SHOULD ELECT TO RENEW TENANT'S LEASE, OWNER WILL NOT BE LEGALLY BOUND BY ANY CITY, STATE OR FEDERAL LAWS, REGULATIONS OR INCREASE LIMITATIONS AND MAY CHARGE A MARKET RENT.

ANNUAL 2.2% RENT INCREASES IN ACCORDANCE WITH RPTL 421-a, SECTION 6-04(b) OF THE CITY'S 421-a REGULATIONS AND SECTION 2522.5(e)(2) OF THE RENT STABILIZATION CODE, COMMENCING APPROXIMATELY **JULY 1, 2030**. (THE "SURCHARGE COMMENCEMENT DATE") AND EFFECTIVE ON THE ANNIVERSARY DATE OF THE COMMENCEMENT OF THE FIRST LEASE FOR THE APARTMENT (THE "FIRST LEASE ANNIVERSARY DATE"), OWNER IS ENTITLED TO CHARGE AND COLLECT MONTHLY RENT INCREASES AT THE RATE OF 2.2% OF THE ACTUAL MONTHLY RENT FOR THE APARTMENT IN EFFECT ON THE SURCHARGE COMMENCEMENT DATE (the "2.2% INCREASES"). ON AND AFTER THE SURCHARGE COMMENCEMENT DATE, AN ADDITIONAL 2.2% INCREASE SHALL BE COLLECTED ANNUALLY ON EACH SUCCESSIVE FIRST LEASE ANNIVERSARY DATE UNTIL THE EXPIRATION OF THE RPTL 421-a TAX BENEFIT PERIOD. THESE 2.2% INCREASES WILL BE CHARGED CUMULATIVELY, BUT NOT COMPOUNDED BY ANY OTHER LAWFUL INCREASES, IN ORDER TO OFFSET THE GRADUAL DIMINUTION OF RPTL 421-a PARTIAL TAX EXEMPTION BENEFITS. OWNER SHALL BE ENTITLED TO CONTINUE TO COLLECT ACCUMULATED ANNUAL 2.2% INCREASES AFTER THE EXPIRATION OF THE RPTL 421-a TAX BENEFIT PERIOD.

IN ACCORDANCE WITH RPTL SECTION 421-a, THE CITY'S 421-a REGULATIONS AND RSC SECTION 2522.5(e)(2), IN THE EVENT THAT THE LANDLORD FAILS TO COLLECT A 2.2% INCREASE IN ANY PARTICULAR YEAR OR YEARS, SAID INCREASE OR INCREASES MAY BE COLLECTED AT ANY LATER TIME, EITHER DURING THE COURSE OF ANY LEASE OR AT THE COMMENCEMENT OF ANY LEASE, BUT PROSPECTIVELY ONLY. BY WAY OF EXAMPLE, IF THE LANDLORD FAILED TO COLLECT A 2.2% INCREASE IN THREE (3) DIFFERENT YEARS, THE LANDLORD MAY THEREAFTER, AT

Initials: *ZY*

