

SURRENDER, LEASE TERMINATION AND RELEASE AGREEMENT

AGREEMENT, made as of **November 21, 2025** between **American Copper Building LLC** ("Owner") and **Kolby Brooke Vourliotis and Demetri Vourliotis** ("Tenant(s)").

WHEREAS, Owner and Tenant(s) are parties to that certain Lease, with respect to Unit **W.19K** (the "Unit") located at **626 1st Ave, New York, NY, 10016** (the "Building");

WHEREAS, pursuant to its terms, the Lease is scheduled to expire on **September 16, 2026** ("Expiration Date");

WHEREAS, Tenant seeks to surrender Tenant's right to possession and occupancy of the Unit prior to the Termination Date of the Lease;

WHEREAS, Owner has agreed to accept the surrender and possession of the Unit and release the Tenant from any further obligations of the Lease upon the terms and conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed as follows:

1. Tenant agrees that the termination of the Lease is effective as of **November 28, 2025** (the "Effective Termination Date") such that the Lease shall be deemed to have expired by lapse of time as if the Effective Termination Date was the Expiration Date set forth in the Lease and Tenant agrees to surrender possession of the Unit on the Effective Termination Date, time being of the essence.
2. Tenant is responsible for rent and utilities through **November 28, 2025**. Payment options are below:
 - A. **Bilt:** Pay securely at <https://paywithbilt.com/GO> and earn rewards. You can make payments with no fee using ACH bank transfers from your checking/savings account, or with a Bilt Mastercard. Bilt charges a 3% fee if you use a 3rd party credit card and **\$9.95** fee if you use a debit card.
 - B. **Bank Check or Cashier's Check:** You may mail a check payable to **American Copper Building LLC** to the below address (please note your account number and apartment # on the check as indicated on your rent statement). Payments can only be made by the Lessee(s) listed on your lease; Guarantors/Occupants may not remit rent payments.

GO Management
PO Box 51592
Livonia, MI 48151

3. In consideration of the early termination of the Lease and to compensate Landlord for any lost rent Landlord may suffer as a result, Tenant agrees to pay an early termination fee of **\$12,955.65**.
4. In the event that Tenant does not surrender the Unit on or prior to the Effective Termination Date, Tenant shall be deemed a holdover tenant, shall be liable to Owner for damages, including consequential damages, as a result of Tenant's holding over, and Owner shall be permitted to seek all rights under law or equity to enforce this Agreement. Tenant shall remove all furniture and equipment and deliver the Unit vacant to Owner on or prior to the Effective Termination Date. In the event Tenant does not remove all of Tenant's property from the Unit, such items shall be deemed abandoned by the Tenant and Owner may dispose of any such property without notice or liability to Tenant.
5. Tenant hereby represents and covenants that neither the Tenant nor any of the Tenant's relatives, agents or representatives have done or will do anything which shall give any individual or entity other than the Owner, a claim against the Unit, including the right to occupy the Unit.
6. Upon execution of this Agreement, Tenant hereby fully and forever remises, releases, relinquishes, waives and discharges Owner and all of its successors, affiliates, subsidiaries, parents, assigns, agents, representatives, partners, officers, managers, directors, shareholders, members, employees, administrators, trustees, and lenders ("Owner Parties") of and from any and all actions, causes of action, rights, liabilities, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, leases, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, and claims of whatever kind or nature in law or equity, whether now known or unknown, vested or contingent, suspected or unsuspected, which Tenant may now have, ever had or will have against the Owner Parties which in any way relates, directly or indirectly, to the Lease.
7. From and after the date of this Agreement, without Owner's prior written consent, Tenant shall not disclose to any third party or make publicly known (including disclosure on any form of social media) the terms, covenants, and restrictions contained in this Agreement and/or any facts or circumstances giving rise to or relating to the Lease termination or this Agreement, including the fact that this Agreement exists; provided that, if Tenant is required or requested by legal process to disclose the terms and conditions of this Agreement, Tenant shall provide Owner with prompt notice of such requirement

or request, and unless Owner waives the confidentiality requirements of the Agreement, Tenant shall cooperate with Owner in obtaining an appropriate protective order regarding such disclosure. Tenant acknowledges that a breach or threatened breach of this Section will cause irreparable injury and damage to Owner and, therefore, agrees that, in addition to any other remedies that may be available to Owner, Owner shall be entitled to an injunction and/or other equitable relief (without the requirement of posting a bond or other security) as a remedy for a breach or threatened breach of this Section and to secure its enforcement.

8. Both Owner and Tenant agree that they are accepting and signing this agreement of their own free will and accord and that no undue influence or duress was exerted upon the other, and that each had the opportunity to seek legal advice.
9. This Agreement shall be construed and enforced in accordance with the laws of the State of New York, as if the Agreement was fully executed and performed in the State of New York.
10. To the fullest extent permitted by law, Tenant and Owner waive their respective rights to a trial by jury of any cause of action, claim, non-compulsory counterclaim or cross-complaint in any action, proceeding and/or hearing on any matter whatsoever arising out of, or in any way connected with, the Lease, the relationship of parties, Tenant's use or occupancy of the Building, or any claim of injury or damage, or the enforcement of any remedy under any law, statute, or regulation, emergency or otherwise, now or hereafter in effect. Tenant also agrees to waive and hereby waives any and all non-compulsory counterclaims Tenant may have in any suit for possession by Owner; it being understood that the subject of any such counterclaim may be asserted by Tenant but only in a separate action. Tenant agrees that it shall not have, and hereby waives the right to terminate or rescind this Agreement or any of the rights granted hereunder in the event of any breach of this Agreement by Owner and/or any dispute under this Agreement.
11. This Agreement is made up of the body of the agreement and the exhibits attached hereto, if any, all of which are hereby incorporated by reference into the body hereof. There are no other agreements between the parties with respect to the matters covered by this Agreement, and any prior agreements with respect to such matters are superseded, except to the extent any provision of this Agreement provides otherwise.
12. The provisions of this Agreement shall be binding upon and insure to the benefit of the parties hereto and their respective heirs, administrators, successors, personal representatives and assigns. This Agreement may be executed in counterparts (which may be by facsimile, PDF format or other electronic transmission), each of which shall be deemed an original but which together will constitute one and the same instrument.



Signed by Kolby Brooke Vourliotis

Fri Nov 21 2025 03:09:17 PM EST

Key: E49133C7; IP Address: 23.198.14.152

Kolby Brooke Vourliotis (*Tenant*)

Date

Demetri Vourliotis (*Tenant*)

Date

**11/21/2025
03:10 PM EST**



Signed by Jeannette Hiciano

Tue Nov 25 2025 11:01:33 AM EST

Key: 3A585CB6; IP Address: 23.38.164.82

(duly authorized agent)

Date