

ASSIGNMENT AND ASSUMPTION OF LEASE

The parties agree as follows:

Date: February 24, 2026

Assignment as of: March 4, 2026

Parties:

Assignor: Aisha Shayakhmetova

Address: 685 1st Ave #20B, New York, NY 10016

Assignee: Kunzhao Cao

Address: 685 1ST AVE, New York, NY 10016 - US

Assignee: Xinchi Tian

Address: 685 1st Ave Apt 16T, New York, NY 10016 - US

Landlord: 685 1st Ave LLC

Address: c/o GO Residential Management LLC, 511 6th Avenue, #7134, New York, NY 10011

If there are more than one Assignor or Assignee, the words "Assignor" and "Assignee" shall include them

Lease assigned:

The Lease which is assigned herein is identified as follows:

Landlord: 685 1st Ave LLC

Tenant: Aisha Shayakhmetova

Date of Lease: June 5, 2025

Premises: 685 1st Ave #20B, New York, NY 10016

Consideration:

Assignor will be released from all obligations to perform the terms of the lease upon execution of this Assignment by all parties.

Assignment:

Assignor hereby assigns and transfers to Assignee all of Assignor's right, title, and interest in (a) the Lease and (b) the security deposit, including any interest accrued to date, as provided in the Lease executed with the Landlord. This Assignment and Transfer are subject to all of the terms and conditions of the Lease.

The Assignee is being accepted as Tenant by the Landlord and will occupy the above apartment. In consideration of this Assignment and Transfer, Assignor fully releases and discharges the Landlord from any and all claims, demands, or liabilities arising out of or relating to the security deposit.

Disclosure:

Assignor warrants and represents that Assignor has provided or will provide Assignee with a complete and accurate copy of the Lease and all related agreements. Assignor shall be responsible for informing Assignee of all rights, obligations, and terms under the Lease. Failure to provide such information shall not release Assignor from any representations or obligations under this Assignment.

Assumption:

Assignee agrees to pay the rent promptly and perform all of the tenant's covenants and obligations under the Lease as of the date of this Assignment. Assignee assumes full responsibility for the tenant's obligations under the Lease as if Assignee signed the Lease originally as Tenant.

Indemnity:

Assignee agrees to indemnify and hold Assignor harmless from any legal actions, damages and expenses, including legal fees that the Assignor may incur arising out of the Lease.

Benefit to Landlord:

Assignee agrees that the obligations assumed shall benefit that Landlord named in the Lease as well as the Assignor.

Assignor's statement:

Assignor states that Assignor has the right to assign this Lease and that the premises are free and clear of any judgments, executions, liens, taxes and assessments.

Assignee's statement:

Assignee states that Assignee has read the Lease and has received the original or an exact copy of the Lease and Assignor further states that the Assignee has inspected the Premises and agrees to take possession in as-is condition.

Successors:

This assignment is binding on all parties who lawfully succeed to the rights or take the place of the Assignor or Assignee.

Signatures:

The Assignor and Assignee have signed this Assignment as of the date at the top of the first page.

ASSIGNOR

2/24/2026
08:08 PM EST

Aisha Shayakhmetova (Tenant)

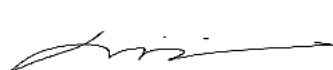
Date

ASSIGNEE

2/24/2026
04:04 PM EST

Kunzhao Cao (Tenant)

Date



2/24/2026
04:32 PM EST

Xinchu Tian (Tenant)

Date

685 1st Ave LLC:

Signed by Elsa Hysa

Thu Feb 26 2026 04:03:48 PM EST

Key: 375F4B8B; IP Address: 23.38.164.70

(duly authorized agent)

Date