

PREAMBLE This lease agreement (the “**Lease**”) contains the agreements between Tenant and Owner concerning the rights and obligations of each party. Tenant and Owner have other rights and obligations which are set forth in government laws and regulations.

Tenant should read this Lease carefully. If the Tenant has any questions, or if the Tenant does not understand any words or statements herein, obtain clarification from an attorney. Once the Tenant and Owner sign this Lease, the Tenant and Owner will be presumed to have read it and understood it completely. The Tenant on behalf of itself and Owner admit that all agreements between the Tenant and Owner have been written into this Lease. The Tenant understands that any agreements made before or after this Lease is signed and not written into it will not be enforceable.

THIS LEASE is made as of 12/15/2025 between owner (hereinafter referred to as “**Owner**” or “**Lessor**”), Saïd Bakir whose address is 241 Atlantic Avenue, Apartment 5H, Brooklyn, 11201, NY and Tenant (hereinafter referred to as “**Tenant**” or “**Lessee**”) Lauren Colon and Brian Colon whose address is 20 Avenue at Port Imperial, Unit 320, West New York, New Jersey 07093.

1. APARTMENT AND USE

Owner agrees to lease to the Tenant Apartment A (the “**Apartment**”) on the first (1st) and second (2nd) floors in the building at 571 Madison Street, (the “**Building**”). The Tenant shall use the Apartment for living purposes only and for no other purpose (such restricted purposes includes, but are not limited to, any commercial activity or illegal or dangerous activity).

The Apartment may only be occupied by the Tenant (and occupants as permitted in accordance with Real Property Law §235-f) and any other tenants with which the Owner enters into a lease agreement for use and occupancy of any of the other bedrooms in the Apartment. The number of people living in the Leased Premises is subject to applicable local occupancy standards. All co-residents who are added as residents to the Lease (or who enter into a lease agreement with respect to the Leased Premises) are accepting the Leased Premises in as-is condition and are agreeing to be jointly and severally liable for the condition of the Premises.

The Tenant acknowledges on its own behalf that no other person other than the Tenant may reside in the Apartment without the prior written consent of the Owner. If the Tenant violates any of the terms of this provision, the Owner shall have the right to restrain the same by injunctive relief and/or any other remedies provided for under this Lease and at law and/or equity.

2. LEASE COMMENCEMENT DATE; LENGTH OF LEASE

The “**Lease Effective Date**” is the date a fully executed Lease is returned to Owner by the Tenant. The “**Lease Commencement Date**” is 01-15-2026. Except as may be provided for otherwise in this Lease, the term (that means the length) of this Lease will begin on 01-15-2026 and will end on 06-14-2027 (the “**Term**”). The Tenant acknowledges on its own behalf that, notwithstanding anything to the contrary contained in this Lease, the Term of this Lease may be reduced or extended as provided for herein.

3. RENT

A. “Rent” is defined as the base rent due by the Tenant under this Lease. The Tenant’s monthly rent for the Apartment is **Six Thousand Four Hundred Fifty Dollars and Zero Cents (\$6,450) per month**. The Tenant must pay Owner the Rent, in equal monthly installments, on the first day of each month either to Owner at the above address or at another place that Owner may inform the Tenant of by written notice.

B. When the Tenant signs this Lease, the Tenant must pay by bank or cashier’s check (or by electronic fund transfer, if instructed by Owner as described below) the one (1) month’s Rent (i.e., **\$6,450**)

C. If the Lease Commencement Date with respect to the Tenant shall not occur on the first day of a calendar month, the Rent for such calendar month shall be prorated on a per diem basis. If the Lease begins after the first day of the month, the Tenant must pay when it signs this Lease one (1) full month’s Rent and for the next full calendar month the Tenant shall pay a prorated Rent based on the number of days the Lease began after the first day of the month (for example, if the beginning date of this Lease is the 16th day of the month, the Tenant would pay for fifteen (15) out of thirty (30) days, or one-half (1/2), of a full month’s Rent for the second calendar month). In any event, if the Lease Commencement Date shall not occur on the first day of a calendar month, the Term shall also include the remainder of the month in which the Lease Commencement Date occurred.

D. Within five (5) business days after the request of Owner, at Owner’s option, the Tenant shall give Owner a document in the form attached hereto as Exhibit A (a “**Memorandum Confirming Term**”) confirming the Lease Commencement Date, the date Rent commences under this Lease (if different than the Lease Commencement Date), the Lease expiration date and any other material terms of this Lease, certifying that the Tenant has accepted delivery of the Apartment and that the condition of the Apartment complies with Owner’s obligations hereunder. The Tenant’s failure to so deliver the Memorandum Confirming Term shall be considered a material default under this Lease; provided, however, that the Tenant’s failure to do so shall not affect the

occurrence of the Lease Commencement Date or the validity of this Lease or alter the terms and provisions contained in the Memorandum Confirming Term if so delivered to Tenant by Owner.

E. The Tenant may be required to pay other charges to Owner under the terms of this Lease; such additional charges shall be referred to as “**Additional Rent**”. Any Additional Rent must be paid by the Tenant to Owner upon the earlier of (i) the first day of the month immediately following the month said Additional Rent is billed to Tenant or (ii) fifteen (15) days from the date Tenant is billed for the Additional Rent. If the Tenant fails to pay the Additional Rent on time, Owner shall have the same rights against the Tenant as if Tenant failed to pay Rent. Said Rent and Additional Rent must be paid in full in accordance with the foregoing, without deduction or offset and without the need for demand or notice from Owner. Except as may be provided for otherwise in this Article 3, all Rent and Additional Rent shall be payable to Owner by Zelle, Venmo or such other form of payment as required by Owner only. If by direct deposit, Owner shall provide Tenants the necessary wiring instructions.

F. The Tenant shall be entitled to a five (5) day grace period for the payment of any sum of Rent or Additional Rent due under this Lease. Any sum of Rent or Additional Rent not paid within five (5) days of the date due shall be subject to a late fee of the lesser of (i) \$50.00, or (ii) five percent (5%) of the unpaid amount. There shall be a Fifty Dollar (\$50.00) fee for any check which is dishonored or returned. Any late charge shall be considered Additional Rent.

G. Owner need not give notice to the Tenant to pay Rent. Rent must be paid in full and no amount subtracted from it. The whole amount of Rent is due and payable as of the Lease Commencement Date. Payment of Rent in installments is for the Tenant’s convenience only. If the Tenant is in default under any of the terms and conditions of this Lease, Owner may give notice to such defaulting Tenant that the defaulting the Tenant may no longer pay Rent in installments and the entire Rent for the remaining part of the Term will then immediately be due and payable.

4. SECURITY DEPOSIT

The Tenant is required to give Owner a sum equal to one (1) month of Rent (in accordance with The Housing Stability and Tenant Protection Act of 2019) when the Tenant signs this Lease as a security deposit (the “**Security Deposit**”) unless an amount equal to the Security Deposit has already been paid to Owner under a prior lease agreement between Owner and the Tenant with respect to the Leased Premises. Owner will deposit this Security Deposit in a bank account in the following bank: CitiBank, 111 Wall Street, New York, NY, 10043. This Security Deposit shall not bear interest, unless otherwise required by applicable law. In the event that the Security Deposit shall earn interest, then in such event Owner shall be entitled to an administrative fee pursuant to applicable law.

If the Tenant carries out all of the Tenant’s agreements in this Lease and if the Tenant moves out of the Apartment and return it to Owner vacant, broom clean and in the same condition it was in when Tenant first occupied it, except for ordinary wear and tear, damage caused by fire or other casualty through no fault of the Tenant, Owner will return to the Tenant the full amount of the Security Deposit paid by such individual Tenant, within fourteen (14) days after the later of (i) the date this Lease ends, or (ii) the date the Tenant vacates the Apartment. However, if the Tenant is in default of the Tenant’s obligations under this Lease and/or there are any damages to the Apartment beyond ordinary wear and tear or damage caused by fire or other casualty, Owner may keep all or part of the Security Deposit to cover reasonable repairs of such damage. Furthermore, for sake of clarity and emphasis, (i) if the Tenant does not carry out all of the Tenant’s obligations under this Lease, Owner may keep all or part of the Security Deposit necessary to pay Owner for any losses incurred, including missed payments, and (ii) Owner’s retention of the Security Deposit as allowable under this Lease shall not be deemed to be Owner’s sole remedy for any default by the Tenant of the Tenant’s obligations pursuant to the terms and conditions of this Lease. Therefore, if the move-out charges and/or other unpaid amounts remaining owed to Owner at the time the Tenant moves out exceed the amount of the Security Deposit, the Tenant agrees to pay Owner the difference.

THE TENANT ACKNOWLEDGES AND AGREES ON BEHALF OF ITSELF THAT THE SECURITY DEPOSIT CANNOT BE USED TOWARDS RENT OR ADDITIONAL RENT BY ANY TENANT. Notwithstanding anything to the contrary contained in this Lease, if Owner shall apply all or any portion of the Security Deposit to cure a default by the Tenant hereunder during the Term of this Lease, the Tenant shall, within five (5) business days, deposit with Owner that sum which shall be necessary to maintain the security in an amount equal to the Security Deposit as so required in this Article 4. Failure to replenish the Security Deposit in a timely manner shall be deemed a default by the Tenant under this Lease.

If Owner sells the Apartment, Owner, at its sole option, will turn over the Security Deposit either to the Tenant or to the person buying the Apartment within five (5) days after the completion of the sale. Owner will then notify the Tenant, by registered, certified or overnight mail by a nationally recognized overnight courier, of the name and address of the person or company to whom the deposit has been turned over. In such case, Owner will have no further responsibility to the Tenant for the Security Deposit and the new owner will become responsible to the Tenant for the Security Deposit.

5. IF TENANT IS UNABLE TO MOVE IN

Except as otherwise provided herein, Owner shall not be liable for failure to give the Tenant possession of the Apartment on the

Lease Commencement Date. Rent shall be payable as of the beginning of the Term unless Owner is unable to give the Tenant possession. A situation could arise which might prevent Owner from letting the Tenant move into the Apartment on the Lease Commencement Date. If this happens for reasons beyond Owner's reasonable control, Owner will not be responsible for the Tenant's damages or expenses or any other liability or losses whatsoever that may be incurred or that may reasonably be expected to be incurred by the Tenant as a result thereof, and this Lease will remain in effect. However, in such case, this Lease will start on the date when possession is available, and the ending date of this Lease as specified in Article 2 will remain the same (unless otherwise mutually agreed to in writing by the Tenant and Owner). The Tenant will not have the obligation to pay Rent until the date possession is available, or the date the Tenant moves in, whichever is earlier (however, in no event shall any the Tenant move in or take possession prior to the date Owner shall have given the Tenant notice that the Tenant may take possession of the Apartment). Owner will notify the Tenant as to the date possession is available. If Owner does not give the Tenant notice that possession is available within thirty (30) days after the Lease Commencement Date, provided that Owner's failure to deliver possession is not due to the Tenant's delay, the Tenant may send a fifteen (15) day written termination notice (the "**Termination Notice**") to Owner, and if Owner is unable to deliver possession within fifteen (15) days of receipt of the Tenant's Termination Notice, this Lease shall terminate and be of no further force and effect and all prepaid Rent, the Security Deposit and any other fees paid by the Tenant (except for non-refundable fees required in the Lease package) at the execution of this Lease shall be promptly returned to the Tenant.

6. CAPTIONS

In any dispute arising under this Lease, in the event of a conflict between the text and a caption, the text controls.

7. WARRANTY OF HABITABILITY

A. All of the sections of this Lease are subject to the provisions of the Warranty of Habitability Law. Under that law, Owner agrees that the Apartment is fit for human habitation and that there will be no conditions which will be detrimental to life, health or safety.

B. The Tenant shall not take any action or omit to take any action that may reasonably be expected to interfere with or make more difficult the Owner's efforts to provide the Tenant with the required facilities and services. Any condition caused by the Tenant's misconduct or the misconduct of Tenant Parties (as hereinafter defined) or anyone else under the Tenant's direction or control shall not be a breach by Owner.

8. CARE OF APARTMENT; END OF LEASE; MOVING OUT

A. At all times during the Term of this Lease, the Tenant will take good care of the Apartment and will not permit or do any damage to it, except for damage which occurs through ordinary wear and tear. The Tenant shall, at the Tenant's own cost and expense, make all repairs caused or occasioned by the Tenant, or the Tenant's agents, contractors, representatives, invitees, licensees, guests or servants (collectively hereinafter, "**Tenant Parties**"). In addition, the Tenant shall promptly (and in any event within two (2) calendar days) notify Owner in writing upon the occurrence of any problem, malfunction or damage to the Apartment. The Tenant will move out on or before the ending date of this Lease and leave the Apartment in good order and in the same condition as it was when the Tenant first occupied it, except for ordinary wear and tear and damage caused by fire or other casualty through no fault of the Tenant.

B. CLEANING. The Tenant is required to use only non-abrasive cleaning agents in the Apartment. The Tenant is responsible for damage done by use of any improper cleaning agents.

C. INSPECTION. The Tenant confirms that the Tenant has inspected the Apartment, found it in a clean, rentable, and undamaged condition, and the Tenant accepts the Apartment in "**as is**" condition. The Tenant, on behalf of itself, specifically acknowledges that no condition exists in the Apartment that makes the Apartment materially dangerous or hazardous to life, health or safety.

D. The Tenant understands that the Tenant is responsible for keeping the Leased Premises in a clean, sanitary and undamaged condition, ordinary wear and tear excepted. The Tenant is responsible for properly performing routine cleaning of all interior portions of the Apartment. If the Tenant fails to keep the Apartment clean (including, but not limited to eliminating dirt, filth, scum, grease, oil, mud, scuffs, holes, gouges, burns, stains, tears, cuts, rips, fleas, pests, foul scents or odors (including those relating to smoking), surface mold on caulking at the sinks, tub, shower and other locations, and other conditions which could have been avoided by careful use and routine cleaning), or if the Tenant or Tenant Parties or any animals cause damage to the Apartment in excess of ordinary wear and tear, the Tenant will be responsible for the costs to clean and/or repair such damage. Any such charges incurred during the Lease term will be considered Additional Rent. Furthermore, the Tenant and Tenant Parties are responsible for maintaining the Apartment in a clean and sanitary condition, free of garbage and rubbish and in a condition that does not cause or contribute to a pest or rodent infestation.

E. If the Tenant fails to maintain the Apartment or make a needed repair or replacement as required hereunder, Owner may hire

a professional and make such maintenance, repairs or replacements at the Tenant's sole cost and expense. If incurred by Owner, such costs and expenses will be payable by the Tenant to Owner as Additional Rent within ten (10) business days after the Tenant receives a bill from Owner.

F. When this Lease ends, the Tenant must remove all of the Tenant's movable property. The Tenant must also remove at the Tenant's own expense, any wall covering, bookcases, cabinets, mirrors, painted murals or any other installation or attachment that the Tenant may have installed anywhere in the Apartment, even if it was done with Owner's consent. The Tenant must restore and repair to its original condition those portions of the Apartment affected by those installations and removals. The Tenant will not be regarded under this Lease as having moved out until all persons, furniture and other property of the Tenant is also out of the Apartment. If the Tenant's property remains in the Apartment after this Lease ends, Owner may either treat the Tenant as still in occupancy and charge the Tenant for use, or may consider that the Tenant has given up the Apartment and any property remaining in the Apartment. In this event, Owner may either discard the property or store it at the Tenant's expense. The Tenant agrees to pay Owner for all costs and expenses incurred in removing such property. The provisions of this article will continue to be in effect after the end of this Lease.

G. In the event that (i) Owner intends to offer to renew this Lease with a Rent increase equal to or greater than five (5%) percent above the then current Rent, or (ii) Owner does not intend to renew this Lease, Owner shall provide the Tenant written notice as follows:

(i) If the Tenant has occupied the Apartment for one (1) year or less and does not have a Term of at least one (1) year, Owner shall provide at least thirty (30) days' notice;

(ii) If the Tenant has occupied the Apartment for more than one (1) year but less than two (2) years, or have a Lease Term of at least one (1) year but less than two (2) years, Owner shall provide at least sixty (60) days' notice; or

(iii) If the Tenant has occupied the Apartment for more than two (2) years or have a Lease Term of at least two (2) years, Owner shall provide at least ninety (90) days' notice.

H. Within a reasonable time after notification of either the Tenant's or the Owner's intention to terminate this Lease, unless the Tenant provides less than thirty (30) days' notice of the Tenant's intention to terminate, Owner shall notify the Tenant in writing of the Tenant's right to request an inspection before vacating the Apartment. The Tenant shall have the right to be present at said inspection. Subject to the foregoing, if the Tenant requests such inspection, the inspection shall be made no earlier than two (2) weeks and no later than one (1) week before the effective date of termination of this Lease. Owner shall provide at least forty-eight (48) hours written notice of the date and time of the inspection. After the inspection, Owner shall provide the Tenant with an itemized statement specifying repairs, cleaning or other deficiencies that are proposed to be the basis of any deductions from the Security Deposit. If the Tenant requests such inspection, the Tenant shall be given an opportunity to remedy any identified deficiencies prior to the end of the effective date of termination of this Lease (or, at Owner's sole and absolute discretion, if the Tenant fails to remedy any such identified deficiencies, Owner may remedy such identified deficiencies at the Tenant's sole cost and expense as described hereinafter). Any and all repairs or alterations made to the Apartment as a result of said inspection shall be at the Tenant's sole cost and expense. Said repairs must be approved by Owner and shall be performed, at Owner's sole and absolute discretion, by (i) licensed and adequately insured the Tenant's contractors in a good and skillful manner with materials of quality and appearance comparable to existing materials and approved by Owner or (ii) by Owners' contractor(s).

I. If the Tenant plans to move out of the Apartment at any time during the Term or if the Tenant does not intend on renewing the Lease for a subsequent period of at least one (1) year following the expiration of the Term, the Tenant must provide Owner with a written notice of its intent to vacate at least sixty (60) days prior to the intended move-out date. If such notice to vacate is submitted to Owner and the Tenant fails to move out on or before the notice date provided to Owner, then, for each day of hold over, the Tenant will be charged holdover rent equal to two (2) times the then-current per diem rental rate. If the Tenant fails to give the required notice and moves out anyway, the Tenant will be charged insufficient notice Rent for the number of days such notice is short. The insufficient notice Rent shall be charged at the per diem rental rate that is in effect on the Tenant's move-out date. If the Tenant moves out without providing any notice at all, then, for the purposes of this paragraph, the Tenant's move-out date will be considered to be the notice date. The Tenant acknowledges and understands that the purpose of this notice requirement is to provide Owner with adequate time to re-rent the Apartment or the applicable portion vacated by the Tenant without interruption.

J. With certain exceptions that may be allowed by applicable law, the Tenant has no right to terminate this Lease prior to the end of the Term. If the Tenant terminates the Lease early, the Tenant will be in default under the Lease, and the Tenant will be responsible for paying early termination Rent at the per diem rental rate that is in effect on the applicable Tenant(s)' move-out date until the earlier of (i) the end of the Term; or (ii) the date a new resident moves into the Apartment. If the Apartment is re-rented prior to the expiration of the Term and the new resident's monthly Rent is less than the then-applicable Rent, then, for the remainder of the Term, the Tenant will also be responsible for the difference between the Rent and the new resident's monthly Rent, any other monetary inducements given to the new resident(s), and any broker fees that Owner incurs to re-rent the Leased Premises.

K. If the Tenant moves out within the last thirty (30) days of the Term, the Tenant will remain responsible for the balance of the Rent through the expiration date of this Lease.

L. In all cases where any or all Tenants are charged early termination Rent or insufficient notice Rent, if a new resident moves into the Apartment during the charge period, Owner will issue a credit to the Tenant for the number of days that the new resident was in possession of the Apartment.

9. CHANGES AND ALTERATIONS TO APARTMENT

A. The Tenant cannot build in, add to, change or alter, the Apartment in any way, including, but not limited to, installing, changing, or altering any paneling, wallpaper, flooring, “built in” decorations, partitions, railings, paint, carpeting, plumbing, ventilating, air conditioning, electric, or heating systems without first obtaining the prior written consent of Owner, which consent may be withheld, denied, delayed or conditioned in Owner’s sole and absolute discretion. If Owner’s consent is given, the alterations and installations shall become the property of Owner when completed and paid for by the Tenant. Such alterations and installations shall remain with and as part of the Apartment at the end of the Term or, if earlier, upon termination of this Lease. Notwithstanding the foregoing, Owner has the right to demand that the Tenant removes the alterations and installations at the end of the Term (or, if earlier, upon termination of this Lease), and in such case the Tenant shall repair all damage resulting from said removal and restore the Apartment to its original condition, including any holes in the wall or damage caused by the removal of any pictures, artwork or TV mounts hung by the Tenant on the walls. Any and all work shall be performed by the Tenant in accordance with the terms and conditions of this Lease and in accordance with all applicable laws, rules, regulations and codes of any governmental or quasi-governmental entity. The Tenant’s contractor shall also supply, before performing any such work, a certificate of insurance naming Owner as additional insured.

B. Without Owner’s prior written consent, the Tenant shall not install or use in the Apartment any of the following: dishwasher machines, clothes washing or drying machines, electric stoves, garbage disposal units, heating, ventilating or air conditioning units or any other electrical equipment which, in Owner’s discretionary opinion, will overload the existing wiring installation in the Building or interfere with the use of such electrical wiring facilities by other tenants of the Building. Also, the Tenant shall not place in the Apartment water-filled furniture.

C. If a lien is filed on the Apartment or Building due to the Tenant’s fault, the Tenant must promptly pay or bond the amount stated in the lien. Owner may pay or bond the applicable lien if the Tenant fails to do so within ten (10) days after Owner or the Tenant has received written notice about the lien, in which case Owner’s costs shall be paid by the Tenant as Additional Rent.

10. TENANT’S DUTY TO OBEY AND COMPLY WITH LAWS, REGULATIONS AND RULES

A. GOVERNMENT LAWS AND ORDERS. The Tenant will obey and comply (i) with all present and future city, state and federal laws rules, regulations and codes of any governmental or quasi-governmental entity or body which affect the Building or the Apartment, and (ii) with all orders and regulations of insurance rating organizations which affect the Apartment and the Building. The Tenant will not allow any windows in the Apartment to be cleaned from the outside unless the prior written consent of the Owner is obtained.

B. OWNER’S RULES AFFECTING TENANTS. The Tenant and Tenant Parties must obey all Owner’s rules (the “**Owner’s Rules and Regulations**”) annexed hereto as Exhibit B and incorporated and made a part of this Lease and all future reasonable rules of Owner. Notice of all additional rules shall be delivered to the Tenant in writing or posted in the lobby or other public place in the Building. Owner shall not be responsible to the Tenant for not enforcing any rules, regulations or provisions of another tenant’s lease except to the extent required by law.

C. TENANT’S RESPONSIBILITY. The Tenant is responsible for the behavior of each Tenant Party and any other people who are visiting the Apartment. The Tenant will reimburse Owner as Additional Rent upon demand for the cost of all losses, damages, fines and reasonable legal expenses incurred by Owner because the Tenant, the Tenant Parties or any other people visiting the Apartment have not obeyed applicable laws, rules, regulations and codes of any governmental or quasi-governmental entity or rules of this Lease.

11. OBJECTIONABLE CONDUCT

The Tenant, the Tenant Parties or any other people visiting the Apartment will not engage in objectionable conduct at the Apartment or the Building. Objectionable conduct (“**Objectionable Conduct**”) means behavior which, in Owner’s reasonable opinion, makes or will make the Apartment or the Building less fit to live in for the Tenant, any other tenants or other occupants. It also means anything which, in the Owner’s reasonable opinion, interferes with the right of others to properly and peacefully enjoy their apartment, or causes conditions that are dangerous, hazardous, unsanitary or detrimental to other occupants of the Building. Objectionable Conduct by the Tenant, any Tenant Party, or any other people visiting the Apartment, gives Owner the right to end this Lease on six (6) days’ written notice to the Tenant that this Lease will end.

12. SERVICES AND FACILITIES

A. REQUIRED SERVICES. Owner will provide (i) cold and hot water and heat as required by law, (ii) repairs to the Apartment for damages that were not caused by the Tenant (subject to the terms and conditions of this Lease) and otherwise as required by law, and (iii) the utilities, if any, included in the Rent, as set forth in subparagraph B below. The Tenant is not entitled to any Rent reduction because of a stoppage or reduction of any of the above services unless it is provided by law.

B. ELECTRICITY AND OTHER UTILITIES. The Tenant acknowledges and understands that Owner has no obligation to supply, or liability in connection with, utilities or services in or to the Apartment (except as may be provided for otherwise in this Lease). The Tenant shall be responsible, at the Tenant's sole cost and expense, for securing, air conditioning, electricity, gas, cable, phone, and all other utilities and services (except as may be provided for otherwise in this Lease). The Tenant shall contract directly with the appropriate utility provider for all aforementioned services (not including the utilities included in the Rent as provided for in this Lease).

C. Stopping or reducing of service(s) will not be reason for the Tenant to stop paying Rent, to make a money claim or to claim constructive eviction. Damage to the equipment or appliances supplied by Owner, caused by the Tenant's acts, omissions or neglect, or the act, omission or neglect of the Tenant Parties or any other person visiting the Apartment, shall be repaired at the Tenant's sole cost and expense. In the event that the Tenant fails to make such repairs within a reasonable period of time, Owner shall have the option to make such repairs at the Tenant's expense and charge the same to the Tenant as Additional Rent. Damage to the equipment or appliances supplied by the Owner which are not caused by the Tenant's gross negligence, acts or misuse or the gross negligence, acts or misuse of Tenant Parties or any other people visiting the Apartment, shall be promptly repaired by the Owner at the Owner's sole cost and expense. Owner may stop service of the plumbing, heating, elevator, air cooling or electrical systems, because of accident, emergency, repairs, or changes until the work is complete. Notwithstanding the foregoing, except in emergency situations, Owner shall provide the Tenant no less than twenty-four (24) hours prior written notice of any planned service stoppages. Owner shall take all necessary steps to ensure that service stoppages do not interfere with the Tenant's use and enjoyment of the Apartment.

D. APPLIANCES. Appliances supplied by Owner in the Apartment are for use by the Tenant and by any other tenants. They shall be in working order on the date hereof and will be maintained and repaired or replaced by Owner, except if repairs or replacement are made necessary because of the Tenant's or the Tenant Parties' gross negligence or misuse, the Tenant will pay Owner for the cost of such repair or replacement as Additional Rent. The Tenant must not use a dishwasher, washing machine, dryer, freezer, heater, ventilator or other appliance unless installed by Owner or with Owner's prior written consent (in its sole discretion). The Tenant must not use more electricity than the wiring or feeders to the Building can safely carry.

E. FACILITIES AND AMENITIES. If Owner permits the Tenant to use any storeroom, storage bin, laundry or any other facility located in the Building but outside of the Apartment, the use of any such facility will be furnished to the Tenant free of charge and at the Tenant's own risk. Owner shall have no obligation to provide any facilities or any type of doorman, attendant, porter or any other type of similar service at the Building, and Owner may discontinue the same without being liable to the Tenant therefor or without in any way affecting this Lease or the liability of the Tenant hereunder or causing a diminution of Rent and the same shall not be deemed to be lessening or a diminution of facilities or services within the meaning of any law, rule or regulation now or hereafter enacted, promulgated or issued.

13. INABILITY TO PROVIDE SERVICES

Because of a strike, labor, trouble, national emergency, repairs, or any other cause beyond Owner's reasonable control, Owner may not be able to provide or may be delayed in providing any services or in making any repairs to the Building. In any of these events, any rights the Tenant may have against Owner are only those rights which are allowed by laws in effect when the reduction in service occurs.

14. ENTRY TO APARTMENT

During reasonable hours and with reasonable notice, except in emergencies, Owner, Owner's representatives and agents or employees may enter the Apartment for the following reasons:

A. To erect, use and maintain pipes and conduits in and through the walls and ceilings of the Apartment; inspect; exterminate; install or work on master antennas or other systems or equipment; and to perform other work and make any and all repairs, alterations or changes Owner decides are necessary. The Tenant's Rent will not be reduced because of any of the foregoing.

B. To show the Apartment to potential buyers or lenders.

C. For ninety (90) days before the end of the Term, to show the Apartment to persons who wish to lease it. The Tenant's Rent will not be reduced for that 90-day period and this Lease will not be ended by Owner's entry.

D. At any time during the Term, to show the Apartment to person who wish to lease any portion of the Apartment in replacement of the Tenant or any other tenant. The Tenant's Rent will not be reduced for that month during which Owner enters the Apartment and this Lease will not be ended by Owner's entry.

E. If, during the last month of the Lease, the Tenant has moved out and removed all or almost all of the Tenant's property from the Apartment, Owner may enter the Apartment to make changes, repairs or redecorations. The Tenant's Rent will not be reduced for that month and this Lease will not be ended by Owner's entry.

F. If, at any time, the Tenant is not personally present to permit Owner or Owner's representatives, agents or employees to enter the Apartment and entry is necessary or allowed by law or under this Lease, Owner or Owner's representatives, agents or employees may nevertheless enter the Apartment. Owner may enter by force in an emergency. Owner or Owner's representatives, agents or employees will not be responsible to the Tenant, unless during such entry, any authorized party is negligent or misuses the Tenant's property.

G. Notwithstanding anything to the contrary herein but subject to notice requirements imposed by applicable law, Owner and Owner's agents and representatives may enter the Apartment during reasonable hours for any lawful purpose, including but not limited to inspections, maintenance, repairs and pest control procedures. Owner also reserves the right to enter the Apartment at any time in the event of an emergency, to check for abandonment, or to abate a nuisance. The Tenant authorizes Owner and Owner's agents and representatives, in the event of the Tenant's or any other tenant's death or incapacity, to grant access to the Apartment and the contents therein to the individual(s) named as emergency contact(s) by the Tenant or such other tenant in connection with this Lease. Once Owner grants access to such person(s), such person(s) may remove all personal property from the Apartment and dispose of it in accordance with applicable law. The Tenant hereby releases and discharges Owner and Owner's agents from any liability, claim, or damages arising out of or in connection with our granting such access to the person(s) named by the Tenant or any other tenant. If it is necessary for the Tenant to temporarily move out in order for Owner or Owner's agents to exterminate or for other reasons, the Tenant agrees to do so upon at least seven (7) days' notice or on shorter notice as may be reasonable under the circumstances.

15. ASSIGNING; SUBLETTING; ABANDONMENT

A. ASSIGNING AND SUBLETTING. The Tenant cannot assign this Lease or sublet all or part of the Apartment or permit any other person to use the Apartment without the prior written consent of the Owner, which the Tenant acknowledges may be withheld, conditioned or denied by Owner in its sole and absolute discretion, for any reason or no reason. If the Tenant assigns this Lease or sublet all or part of the Apartment and fails to obtain Owner's prior written consent, in addition to any and all other rights of Owner under this Lease and at law and/or in equity, Owner has the right to cancel the Lease with respect to such Tenant. The Tenant must seek and receive Owner's written permission as provided for herein each time the Tenant wants to assign or sublet or permit any other person to use the Apartment. Permission to assign or sublet is good only for that assignment or sublease and shall be requested in the manner required by Section 226-b of the New York State Real Property Law. The Tenant remains bound to the terms of this Lease after an assignment or sublet is permitted, even if Owner accepts money from the assignee or subtenant. The amount accepted will be credited toward money due from such assigning or subletting Tenant, as Owner shall determine. The assignee or subtenant does not become Owner's tenant. The Tenant is responsible for acts and neglect of any person in the Apartment. Notwithstanding the foregoing, Owner expressly reserves the right to terminate this Lease with respect to the Apartment upon the receipt by Owner of any request for assignment or sublease ("**Owner's Recapture Right**"). Owner's Recapture Right, if exercised, must be notified to the Tenant in writing within thirty (30) days after the Tenant's request to assign or sublet the Apartment. In the event that Owner consents to an assignment or sublease and elects not to exercise Owner's Recapture Right, the Tenant shall reimburse Owner for all of Owner's attorneys' fees in connection with the review of the assignment or sublease. In the event that Owner agrees to an assignment or sublease, subject to applicable law, Owner shall be entitled to one hundred percent (100%) of any consideration or rent over and above that Rent provided for in this Lease. The sublease shall provide that the subtenant shall, at Owner's option, attorn to Owner upon any termination of this Lease.

B. ABANDONMENT. If the Tenant moves out of the Apartment ("**Abandonment**") before the end of this Lease without the consent of Owner, this Lease will not be ended. The Tenant will remain responsible for each monthly payment of Rent and Additional Rent as it becomes due until the end of this Lease. In case of Abandonment, the Tenant's responsibility for Rent and Additional Rent will end only if Owner chooses to end this Lease for default as provided in Article 16.

C. SHORT TERM RENTALS. The Apartment is not to be used or occupied as a hotel. Under no circumstances is the Tenant permitted to rent space in the Building or the Apartment to occupants on a short-term basis (for a period of time less than thirty (30) days), or for any short-term occupancy that may be governed by or prohibited by state or local laws, including, but not limited to, those applicable to transient housing, code violations or hotel taxes. The Tenant is specifically prohibited from advertising the Apartment for rental by short-term or transient occupants on sites such as Airbnb, craigslist, Expedia, Hotels.com or any other similar locator sites. Should Owner become aware of any violation of these short-term stay provisions or incur any loss as a result of your violation of this provision, in addition to all other remedies Owner has under this Lease, the Tenant will indemnify Owner and assume full responsibility for any and all losses that Owner incurs.

D. THE TENANT ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS SECTION 15 CONSTITUTE A MATERIAL INDUCEMENT FOR OWNER TO ENTER INTO THIS LEASE, AND BUT FOR SAID COVENANT, OWNER WOULD NOT HAVE EXECUTED THIS LEASE. IF THE TENANT DISREGARDS THIS AGREEMENT OR ANY PART HEREOF, IN ADDITION TO THE RIGHT OF INJUNCTION, THE RIGHT TO TERMINATE THIS LEASE ON SIX (6) DAYS' WRITTEN NOTICE TO THE TENANT AND ANY AND ALL REMEDIES AVAILABLE UNDER THIS LEASE AND AT LAW OR EQUITY, THE TENANT WILL FORFEIT THE ENTIRE SECURITY DEPOSIT TO THE OWNER, TO COMPENSATE OWNER FOR ANY AND ALL COSTS RELATING THERETO AS LIQUIDATED DAMAGES (AND NOT AS A PENALTY). THE TENANT SHALL ALSO BE RESPONSIBLE FOR ANY AND ALL FINES AND PENALTIES IMPOSED BY ANY GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR BODY.

16. DEFAULT

A. The Tenant default under the Lease if the Tenant acts in any of the following ways:

- (i) the Tenant fails to carry out any agreement or provision of this Lease;
- (ii) the Tenant does not take possession or move into the Apartment fifteen (15) days after the beginning of this Lease; or
- (iii) the Tenant moves out permanently before this Lease ends.

B. If the Tenant defaults in any one of these ways, other than a default in the agreement to pay Rent and/or Additional Rent, Owner may serve the Tenant with a written notice to stop or correct the specified default within ten (10) days. The Tenant must then either stop or correct the default within such ten (10) day period, or, if the nature of the default is not reasonably capable of being cured within such ten (10) day period, then the Tenant must begin to take all steps necessary to correct the default within ten (10) days and thereafter diligently continue to do all that is necessary to correct the default as soon as possible (however, in no event shall any extension of the aforesaid ten (10) day period exceed thirty (30) days).

C. If the Tenant does not stop, correct, or begin to materially correct a default within ten (10) days, as provided for above, or engages in Objectionable Conduct, Owner shall give the Tenant a written notice that this Lease will end six (6) days after the date such written notice is sent to the Tenant. At the end of the six (6) day period, this Lease will end and the Tenant then must move out of the Apartment. Even though this Lease ends, the Tenant will remain liable to Owner for unpaid Rent and/or Additional Rent up to the end of this Lease, and damages caused to Owner after that time as stated in Article 17.

D. If Owner does not receive the Rent and/or Additional Rent within five (5) days of when this Lease requires, Owner or Owner's agent shall send the Tenant, via certified mail, a written notice stating the failure to receive such Rent and/or Additional Rent. Provided Owner has served the Tenant with a fourteen (14) day written demand, and Owner does not receive the overdue Rent and/or Additional Rent within seven (7) days after such written demand for Rent and/or Additional Rent has been made, Owner may commence an action or summary proceeding seeking the payment of all Rent and/or Additional Rent. If the Lease ends, Owner may do the following: (i) enter the Apartment and retake possession of it if the Tenant has moved out; or (ii) go to court and ask that the Tenant and all other occupants in the Apartment be compelled to move out.

Once this Lease has been ended, whether because of default or otherwise, the Tenant gives up any right the Tenant might otherwise have to reinstate this Lease.

17. REMEDIES OF OWNER AND TENANT'S LIABILITY

If this Lease is ended by Owner because of the Tenant's default, the following are the rights and obligations of the Tenant and Owner:

A. The Tenant must pay Rent and Additional Rent until this Lease has ended. Thereafter, the Tenant must pay an equal amount for what the law calls "use and occupancy" until the Tenant actually moves out.

B. Once the Tenant moves out, Owner may re-rent the Apartment or any portion of it for a period of time which may end before or after the ending date of this Lease. Owner may re-rent to a new tenant at a lesser rent or may charge a higher rent than the Rent in this Lease. Notwithstanding the foregoing, if the Tenant vacates the Apartment in violation of the terms of this Lease, only then shall Owner use reasonable efforts to re-rent the Apartment at the lesser of the fair market value of the Apartment or the Rent paid hereunder.

C. Whether the Apartment is re-rented or not, the Tenant must pay to Owner as damages:

- (i) the difference between the Rent in this Lease and the amount, if any, of the rents collected in any later lease of the Apartment for what would have been the remaining period of the Term under this Lease;

(ii)Owner's expenses for the cost of getting the Tenant out of the Apartment and re-renting the Apartment, including, but not limited to, putting the Apartment in good condition, repairing damages, decorating and/or cleaning the Apartment for re-rental, advertising the Apartment and for real estate brokerage fees; and

(iii)Owner's expenses for attorney's fees (except in the event of a default judgment).

D. The Tenant shall pay all aforementioned damages due in monthly installments on the Rent day established in this Lease. Any legal action brought to collect one or more monthly installments of damages shall not prejudice in any way Owner's right to collect the damages for a later month by a similar action.

E. If the Rent collected by Owner from a subsequent tenant of the Apartment is more than the unpaid Rent, Additional Rent and damages which the Tenant owes Owner, the Tenant cannot receive the difference. Owner's failure to re-rent to another tenant will not release, reduce, change or impact in any way the Tenant's liability for damages. Except as may be provided for otherwise in this Lease, Owner is not required to re-rent the Apartment.

18. ADDITIONAL OWNER REMEDIES; LEGAL FEES

If the Tenant does not do everything the Tenant has agreed to do, or if the Tenant does anything which shows that the Tenant intends not to do what the Tenant has agreed to do, Owner has the right to ask a court of competent jurisdiction to make the Tenant carry out the Tenant's obligations, covenants and agreements under this Lease or to give the Owner such other relief as the court can provide. This is in addition to the remedies in Article 16 and 17 of this Lease.

19. FEES AND EXPENSES (INCLUDING BUT NOT LIMITED TO LEGAL FEES)

A. The Tenant must reimburse Owner for any of the following fees and expenses incurred by Owner:

- (i) Making any repairs to the Apartment or the Building, including any appliances in the Apartment, which result from misuse, omissions or gross negligence by the Tenant, the Tenant Parties or any other visitors to the Apartment;
- (ii)Correcting any violations of city, state or federal laws or orders and regulations of insurance rating organization concerning the Apartment or the Building which the Tenant, the Tenant Parties, or any other persons who visit the Apartment or work for the Tenant have caused;
- (iii)Preparing the Apartment for the next tenant(s) if the Tenant moves out of the Apartment (or any portion thereof) before the Lease ending date without Owner's prior written consent;
- (iv)Any legal fees and disbursements for the preparation and service of legal notices; legal actions or proceedings brought by Owner against the Tenant because of a default by the Tenant under this Lease; or for defending lawsuits brought against Owner because of the actions of the Tenant, the Tenant Parties or any other persons who visit the Apartment;
- (v)Removing any property of the Tenant from the Apartment after this Lease is ended;
- (vi)Any miscellaneous charges payable to the Owner for services the Tenant has requested that are not required to be furnished to the Tenant under this Lease for which the Tenant has failed to pay the Owner; and/or
- (vii)All other fees and expenses incurred by Owner because of the failure to obey any other provisions and agreements of this Lease by the Tenant, the Tenant Parties or any other persons who visit the Apartment or work for the Tenant.

B. These fees and expenses shall be paid by the Tenant (which shall be jointly liable for such payment obligations) to Owner as Additional Rent within ten (10) business days after the Tenant receives Owner's bill or statement. If this Lease has ended when these fees and expenses are incurred, the Tenant will still be liable to Owner for the same amount as damages. In the event the Tenant does not reimburse Owner within such ten (10) business day period, Owner shall be entitled to deduct the fees and expenses from the Security Deposit.

C. The Tenant has the right to collect reasonable legal fees and expenses incurred in a successful defense by the Tenant of a lawsuit brought by Owner against the Tenant or brought by the Tenant against Owner to the extent, and only to the extent, provided by Real Property Law Section 234.

20. PROPERTY LOSS, DAMAGES OR INCONVENIENCE

A. The Tenant understands and agrees that unless caused by the gross negligence or willful misconduct of Owner or Owner's representatives, agents or employees, none of Owner or such authorized parties are responsible to the Tenant for any of the following:

- (i) any loss of or damage to the Tenant or the Tenant's property in the Apartment or the Building due to any accidental or intentional cause, including a theft or another crime committed in the Apartment or elsewhere in the Building; or
- (ii) any damage caused to the Tenant by any other tenant or person in the Building except to the extent required by law. Owner is not responsible for any loss, theft, damage to the Tenant's personal property, or any injury caused by the property or its use by any person.

B. Owner will not be liable for any temporary interference with light, ventilation, or view caused by construction by or on behalf of Owner. Owner will not be liable for any such interference on a permanent basis caused by construction on any parcel of land not owned by Owner. Owner will not be liable to the Tenant for such interference caused by the permanent closing, darkening or blocking up of windows, if such action is required by law. None of the foregoing events will cause a suspension or reduction of the Rent or allow the Tenant to cancel the Lease.

21. FIRE OR CASUALTY

A. The Tenant shall give Owner immediate notice in case of fire or other damage to the Apartment. If the Apartment becomes unusable, in part or totally, because of fire, accident or other casualty, this Lease will continue unless ended by Owner under subparagraph C below or by the Tenant under subparagraph D below. However, the Rent will be reduced as of the date of the fire, accident or other casualty. This reduction will be based upon the square footage of the Apartment which is unusable, as determined by Owner in his sole discretion.

B. Owner will repair and restore the Apartment, unless Owner decides to take actions described in subparagraph C below. For the sake of clarity and emphasis, Owner is not required to repair or restore the Apartment or replace the furnishings, decorations or the Tenant's property, and furthermore (unless otherwise agreed to by Owner in writing), Owner shall not be responsible for any delays due to settling insurance claims, obtaining cost estimates, labor, material, equipment and/or supply problems, force majeure or for any other delay beyond Owner's reasonable control. If the Lease is cancelled, Owner need not restore the Apartment.

C. After a fire, accident or other casualty in the Building or the Apartment, Owner may decide to tear down the Building or to substantially rebuild it. In such case, Owner need not restore the Apartment but may end this Lease. Owner may do this even if the Apartment has not been damaged, by giving the Tenant written notice of this decision within the later of sixty (60) days after the date when the damage occurred or ten (10) business days after Owner is advised by its insurance carrier as to the amount of insurance proceeds it will have available to restore the Apartment. If there is substantial damage to the Building, the Apartment or if the Apartment is completely unusable, Owner may cancel this Lease by giving the Tenant written notice of this decision within thirty (30) days after the date when the damage occurred. If the Apartment is usable when Owner gives the Tenant such notice, this Lease will end sixty (60) days from the last day of the calendar month in which the Tenant were given notice.

D. If the Apartment is completely unusable because of fire, accident or other casualty and it is not repaired in sixty (60) days, the Tenant may give Owner written notice that the Tenant ends the Lease. If the Tenant gives that notice of termination to Owner, this Lease is considered ended on the day that is ten (10) days after such notice is received by Owner. Owner will promptly refund the Tenant's Security Deposit and the pro-rata portion of Rent (and Additional Rent, as applicable) paid for the month in which the termination of this Lease becomes effective.

E. Unless prohibited by the applicable policies, to the extent that such insurance is collected, the Tenant and Owner release and waive all right of recovery against the other or anyone claiming through or under each by way of subrogation.

F. The Tenant acknowledges that if fire, accident, or other casualty causes damage to any of the Tenant's personal property in the Apartment, including, but not limited to the Tenant's furniture and clothes, the Owner will not be responsible to the Tenant for the repair or replacement of any such damaged personal property unless such damage was as a result of the Owner's breach of the express terms of this Lease.

22. PUBLIC TAKING

The entire Building or a part of it can be acquired (condemned) by any government or government agency for a public or quasi-public use or purpose. If this happens, this Lease shall end on the date the government or agency take title. The Tenant shall have no claim against Owner for any damage resulting therefrom. The Tenant also agrees that by signing this Lease, the Tenant irrevocably assigns to Owner any right or claim against the government or government agency for the value of the unexpired portion of this Lease.

23. SUBORDINATION, CERTIFICATES AND ACKNOWLEDGMENTS

Notwithstanding any provisions to the contrary contained in this Lease, this Lease and the Tenant's rights are subject and subordinate to all present and future: (a) leases for the Building or the land on which it stands, (b) Owner's mortgage(s) (now existing or hereinafter existing), (c) agreements securing money paid or to be paid by a lender, (d) terms, conditions, renewals,

changes of any kind and extensions of the mortgages, leases or lender agreements.

If certain provisions of any such mortgage come into effect, the holder of any such mortgage can end this Lease and such parties may commence legal action to evict the Tenant from the Apartment. If this happens, the Tenant acknowledges that the Tenant has no claim against Owner or such lease or mortgage holder. If Owner requests, the Tenant will sign promptly any acknowledgment(s) of the "subordination" in the form that Owner may require. The Tenant authorizes Owner to sign such acknowledgment(s) for the Tenant if the Tenant fails to do so within five (5) days of Owner's request.

The Tenant also agrees to sign a written acknowledgment within ten (10) days of Owner's request to any third party designated by Owner that this Lease is in effect, that Owner is performing Owner's obligations under this Lease and that the Tenant has no present claim against Owner.

24. TENANT'S RIGHT TO LIVE IN AND USE THE APARTMENT

If the Tenant pays the Rent and any required Additional Rent on time and the Tenant does everything the Tenant has agreed to do in this Lease and strictly complies with all the provisions of this Lease and any and all applicable laws, rules and regulations, the Tenant's tenancy cannot be cut off before the ending date of the Term, except as provided for otherwise in this Lease, including, but not limited to, in Articles 21, 22, and 23.

25. BILLS AND NOTICE; ELECTRONIC SIGNATURES

Any notice, statement, demand or other communication required or permitted to be given, rendered or made by any party to any other party to this Lease, pursuant to this Lease or pursuant to any applicable law or requirement of public authority, shall be in writing (whether or not so stated elsewhere in this Lease) and shall be given by registered or certified mail, return receipt requested, or by overnight mail by a nationally recognized overnight carrier, addressed to each of the following parties:

If to Owner:

Said Bakir
241 Atlantic Avenue, Apartment 5H
Brooklyn, NY, 11201
Email Address: saidbakir.sb@gmail.com

If to the Tenant, at Apartment, subsequent to Lease Commencement Date:

571 Madison Street, Unit A
Brooklyn, NY, 11221

Email Address: Brian.Colon@live.com

Notwithstanding anything to the contrary contained in this Lease, any notice from Owner or Owner's agent or attorney that is to be delivered to the Tenant may be delivered to the Tenant personally at the Apartment and shall be deemed delivered to the applicable recipient thereof. Notices shall be deemed received the next business day if by overnight carrier, the date of delivery if by personal delivery or three (3) business days after being mailed if by certified or registered mail.

An electronic signature on this Lease, rider or any renewal of Owner or the Tenant shall be deemed an original document and a binding signature pursuant to the Electronic Signatures and Records Act of the State Technology Law.

26. GIVING UP RIGHT TO TRIAL BY JURY AND COUNTERCLAIM

A. The Tenant and Owner agree to give up the right to a trial by jury in a court action, proceeding or counterclaim (excluding compulsory counterclaims) on any matters concerning this Lease, the relationship of the Tenant and Owner as lessee and lessor or the Tenant's use or occupancy of the Apartment.

B. If Owner begins any court action or proceeding against the Tenant which asks that the Tenant be compelled to move out, the Tenant agrees and undertakes that the Tenant shall not make a counterclaim of any nature whatsoever in any such court action or proceeding.

27. NO WAIVER OF LEASE PROVISIONS

A. Even if Owner accepts the Tenant's Rent and/or Additional Rent or fails once or more often to take action against the Tenant when it has not done what the Tenant has agreed to do in this Lease, the failure of Owner to take action or Owner's acceptance of Rent and/or Additional Rent does not prevent Owner from taking action at a later date if the Tenant does not do what the Tenant

has agreed to do herein.

B. Only a written agreement between the Tenant and Owner can waive any violation of this Lease.

C. If the Tenant pays and Owner accepts an amount less than all the Rent and/or Additional Rent due, the amount received shall be considered to be in payment of all or part of the earliest Rent and/or Additional Rent due. It will not be considered an agreement by Owner to accept this lesser amount in full satisfaction of all of the Rent and/or Additional Rent due unless there is a written agreement between the Tenant and Owner to such effect.

D. Any agreement to end this Lease and also to end the rights and obligations of the Tenant and Owner must be in writing, signed by the Tenant and Owner or Owner's agent. Even if the Tenant gives Owner keys to the Apartment and they are accepted by Owner or Owner's representative, this Lease is not ended unless the Tenant has otherwise complied with all other provisions of this Lease that are applicable to the termination of the Lease.

28. CONDITION OF THE APARTMENT; APARTMENT RENTED "AS IS"

By signing this Lease, the Tenant acknowledges on behalf of itself that Owner, Owner's representatives or any other authorized person acting on behalf of Owner has not made any representations or promises with respect to the Building or the Apartment except as herein expressly set forth. After signing this Lease but before the Tenant begins occupancy, the Tenant shall have the opportunity to inspect the Apartment with Owner or Owner's agent to determine the condition of the Apartment. If the Tenant requests such inspection, the parties shall execute a written agreement before the Tenant begins occupancy of the Apartment attesting to the condition of the Apartment and specifically noting any existing defects or damages. Before taking occupancy of the Apartment, the Tenant has inspected the Apartment (or the Tenant has waived such inspection) and the Tenant accepts it in its present condition "as is," except for any condition which the Tenant could not reasonably have seen during the Tenant's inspection requested by the Tenant and completed in accordance with the terms of this Lease. The Tenant agrees that Owner has not promised to do any work in the Apartment.

29. HOLDOVER

A. At the end of the Term, the Tenant shall: (i) return the Apartment to the Owner broom clean, vacant and in good condition, ordinary wear and tear excepted; (ii) remove all of Tenant's property and all of Tenant's installations, alterations and decorations (if so directed by Owner); and (iii) repair all damages to the Apartment and Building caused by the Tenant; and restore the Apartment to its condition at the beginning of the Term ordinary wear and tear excepted.

B. The Tenant hereby indemnifies and agrees to defend and hold Owner harmless from and against any loss, cost, liability, claim, damage, fine, penalty and expense (including reasonable attorneys' fees and disbursements but excluding consequential or punitive damages) resulting from any delay by the Tenant in surrendering the Apartment upon the termination of this Lease, including any claims made by any succeeding tenant or prospective tenant or successor landlord in connection with any such delay.

C. If the Tenant holds over possession after the expiration date of the Lease or earlier termination of the Term or any extended term of this Lease, such holding over shall not be deemed to extend the Term or renew this Lease. Under no circumstances (i) will such holdover constitute a month-to-month tenancy, (ii) shall this Article 29 imply any right for the Tenant to remain in the Apartment after the expiration or earlier termination of this Lease, (iii) will Owner be prohibited from exercising any rights permitted by law or available at law or equity to the Owner against a holdover tenant; or (iv) will any monies paid by the Tenant or accepted by Owner (including, but not limited to, Rent, Additional Rent, holdover rent or otherwise) after the expiration or earlier termination of this Lease be deemed to reinstate any form of tenancy between the Tenant and the Owner. In connection with such holdover, the Tenant shall pay the following charges for the use and occupancy of the Apartment for each month or part thereof (even if such part shall be a small fraction of a calendar month), which total sum the Tenant agrees to pay to the Owner per month promptly upon demand, in full, without setoff or deduction:

(i) two (2) times the highest monthly Rent set forth in this Lease, *plus*

(ii) items of Additional Rent that would have been payable monthly pursuant to this Lease, had this Lease not expired or terminated.

D. The aforesaid provisions of this Article 29 shall survive the expiration of the Term or earlier termination of this Lease.

30. DEFINITIONS

A. Owner: The term "**Owner**" means the person or organization receiving or entitled to receive Rent and/or Additional Rent from the Tenant for the Apartment at any particular time other than a rent collector or managing agent of Owner. "**Owner**" is the person or organization that owns legal title to the Apartment. It does not include a former Owner, even if the former Owner signed this Lease.

B. Tenant: The term “**Tenant**” means any person or the persons signing this Lease as lessee and the respective heirs, distributees, executors, administrators, permitted successors and permitted assigns of the person or persons signing this Lease. This Lease has established a lessor-lessee relationship between Owner and Tenant.

31. SUCCESSOR INTERESTS; JOINT AND SEVERAL LIABILITY

A. The agreements in this Lease shall be binding on the Owner and the Tenant and on those who succeed to the interest of the Owner or the Tenant by law, by approved assignment or by transfer (in each case, in compliance with the express provisions of this Lease).

B. The Tenant executing this Lease is jointly and severally liable for each and every provision of this Lease applicable to the Tenant.

32. INSURANCE

A. As a material inducement for Owner to enter into this Lease, the Tenant shall obtain (i) liability insurance insuring the Tenant, the Tenant Parties and any other people visiting the Apartment, and (ii) personal property insurance insuring the Tenant’s furniture and furnishings and other items of personal property located in the Apartment or elsewhere in the Building. The Tenant may not maintain any insurance with respect to any furniture or furnishings belonging to Owner that are located in the Apartment unless otherwise directed by Owner. The Tenant acknowledges that Owner may not be required to maintain any insurance with respect to the Apartment.

B. Owner is not liable for loss, expense, or damage to any person or property, unless due to Owner’s gross negligence. Owner is not liable to the Tenant for permitting or refusing entry of anyone into the Apartment or the Building. The Tenant must pay for damages suffered and reasonable expenses of Owner relating to any claim arising from any act, omission or neglect by the Tenant. If an action is brought against Owner arising from the Tenant’s acts, omissions or neglect, the Tenant shall defend Owner at the Tenant’s sole cost and expense with respect to an attorney reasonably acceptable to Owner. The Tenant is responsible for all acts, omissions or neglect of the Tenant Parties.

C. The Tenant shall indemnify and hold harmless Owner from and against any and all liability, penalties, losses, damages, expenses, suits and judgments arising from injury during the term of this Lease to person or property of any nature and also from any matter growing out of the occupation of the Apartment, provided, however, that such is not the result of Owner’s gross negligence. The Tenant agrees, at the Tenant’s sole cost and expense, to procure and maintain at all times during the Lease term the following insurance:

- (i) General liability insurance for an amount not less than One Hundred Thousand Dollars (\$100,000) per occurrence.
- (ii) Renters Insurance, which covers any, and all personal property or belongings contained in the Apartment. The Tenant agrees to hold Owner harmless regarding these personal belongings due to loss or damage except in cases of Owner’s gross negligence.

D. The aforementioned insurance policies shall name Owner as additional insureds or interests, as applicable. In the event of the Tenant’s failure to procure and/or maintain the aforementioned policies prior to the date possession of the Apartment is ready to be delivered to the Tenant on the Lease Commencement Date, Owner may (but is not required to) (i) refuse to deliver possession of the Apartment to the Tenant until such time as evidence of such insurance is delivered by the Tenant to Owner (however, the Tenant shall nonetheless remain responsible for the payment of Rent and Additional Rent as of the Lease Commencement Date), and/or (ii) order such insurance policies, pay the premiums, and add the amount thereof to the Rent next coming due as Additional Rent, and the Owner shall have all rights and remedies for the collection thereof as is provided for collection of ordinary Rent. The abovementioned insurance policies shall provide for no less than thirty (30) days’ notice of cancellation or modification to Owner, and the Tenant shall provide Owner with a copy of such insurance policies. Evidence of the aforesaid coverage being in place shall be presented to the Owner on or before the first day of the term of this Lease and may be requested at any time during term of this Lease. Such insurance policies are to be written by a good and solvent company licensed to do business in the state of New York. The Tenant shall immediately reimburse Owner for the cost of any insurance policy Owner obtains for the Apartment, including but not limited to insurance for Owner’s furniture or furnishings in the Apartment. The Tenant acknowledges that Owner may not be required to maintain any insurance with respect to the Apartment.

33. BROKER

A. Owner and Tenant represent that in the negotiation of this Lease they dealt with no broker(s) other than **Nathan Holland, MNS** (the “Owner’s Broker”) (hereinafter collectively referred to as the “Broker”). Such Broker(s) may be compensated, as applicable, with a separate agreement subject to a fully executed and delivered lease.

B. The Tenant hereby agrees to indemnify, defend and hold harmless Owner from and against any and all claims, demands,

liabilities, suits, losses, costs and expenses (including reasonable attorneys' fees and disbursements) arising out of any inaccuracy or alleged inaccuracy of the above representation. Owner shall have no liability for any brokerage commissions arising out of a sublease or assignment by the Tenant. The provisions of this Article 33 shall survive the expiration or sooner termination of this Lease.

34. LEAD PAINT DISCLOSURE

Simultaneously with the execution of this Lease, the Tenant and Owner shall sign and complete the disclosure of information on lead-based paint and/or lead-based paint hazards annexed as Exhibit C to this Lease. The Tenant acknowledges receipt of the pamphlet, "Protect Your Family From Lead in Your Home" prepared by the United States Environmental Protection Administration.

35. PETS

The Tenant may keep dogs or cats only in the Apartment provided: (i) the Tenant obtain the prior written consent of Owner; and (ii) the Tenant comply with any rules with respect to the keeping of pets in the Apartment. Owner hereby consents to the following pet(s): dogs and cats only.

36. KEYS/SECURITY

A. The Tenant shall not remove, alter, or change in any way the existing locks, security codes or keys that are provided for the Apartment, the Building or any part thereof. The Tenant assumes liability for any person keys are entrusted to. The name, address and telephone number of any person with an additional set of keys to the Apartment or the Building are required to be furnished to Owner. Only Owner may make such additional sets of keys upon the Tenant's written request with the abovementioned information. All extra sets of keys must be returned to Owner no later than one (1) day prior to move out unless agreed to by Owner. In the event that all keys are not returned to the Owner by or before the last day of tenancy, the Tenant agrees to pay for the replacement cost as mentioned below (or part thereof if Owner deems it appropriate).

B. The Tenant agrees and understands that the Tenant will be charged a re-keying fee in the sum of \$350.00 for the entrance door each and every time a key replacement is required or deemed necessary by Owner if the need arises due to the Tenant's loss of the key, employee changes, or request. Said charges shall be deemed Additional Rent under his Lease and be subject to all other provisions hereof applicable to Additional Rent.

37. WINDOW GUARDS

Simultaneously with the execution of this Lease, the Tenant shall complete and deliver to Owner a notice with respect to the installation of window guards in the Apartment in the form required by the City of New York annexed as a rider attached to this Lease. The Tenant acknowledges that it is a violation of law to refuse, interfere with installation, or remove window guards where required.

38. BED BUG DISCLOSURE

The Tenant and Owner shall sign and complete the disclosure of bedbug infestation history annexed as a rider attached to this Lease.

39. SPRINKLER DISCLOSURE

The Tenant and Owner shall sign and complete the sprinkler disclosure annexed as a rider attached to this Lease.

40. OCCUPANCY NOTICE FOR INDOOR ALLERGEN HAZARDS

Owner shall complete and deliver to the Tenant the Occupancy Notice for Indoor Allergen Hazards annexed as a rider attached to this Lease. Owner acknowledges that it has delivered to the Tenant "What Every Tenant Should Know About Indoor Allergens" and the Tenant acknowledges receipt of such notice.

41. STOVE KNOB COVERS

Simultaneously with the execution of this Lease, the Tenant shall complete and deliver to Owner the Annual Notice for Tenants in Multiple Dwelling Units with gas-powered stoves annexed as a rider attached to this Lease.

42. INDEMNIFICATION

The Tenant shall indemnify and hold harmless Owner and Owner's agents and, at Owner's option, defend Owner and Owner's agents against, and from, any and all claims against Owner and Owner's agents arising wholly or in part from any act, omission or gross negligence of the Tenant or the Tenant Parties. This indemnity and hold harmless agreement shall include indemnity from and

against any and all liability, fines, suits, demands, costs, damages and expenses of any kind or nature (including without limitation attorney's and other professional fees and disbursements) incurred in or in connection with any such claims (including any settlement thereof) or proceeding brought thereon, and the defense thereof.

43. NOISE

The Tenant shall not create any unreasonable noise levels which shall interfere with the quiet enjoyment of the other tenants of the Building or the neighbors of the Building. The Tenant agrees to promptly notify Owner in writing of all noise complaints or summons which the Tenant receives orally or in writing, and to submit a proposal reasonably satisfactory to Owner as to how to handle same and assure that such complaints shall not recur. THE TENANT ACKNOWLEDGES AND AGREES THAT THE FOREGOING IS A MATERIAL INDUCEMENT FOR OWNER TO ENTER INTO THIS LEASE, AND BUT FOR SAID COVENANT, OWNER WOULD NOT HAVE EXECUTED THIS LEASE AGREEMENT. IF THE TENANT DISREGARDS THIS AGREEMENT, IN ADDITION TO THE RIGHT OF INJUNCTION AND ANY AND ALL REMEDIES AVAILABLE UNDER THIS LEASE AND AT LAW OR EQUITY, THE TENANT WILL FORFEIT THE ENTIRE SECURITY DEPOSIT TO THE OWNER, TO COMPENSATE OWNER FOR ANY AND ALL COSTS RELATING THERETO AS LIQUIDATED DAMAGES (AND NOT AS A PENALTY).

44. WAIVER OF LIABILITY

Anything contained in this Lease to the contrary notwithstanding, the Tenant agrees that the Tenant shall look solely to the estate and property of Owner in the Apartment or to any proceeds obtained by Owner as a result of a sale by Owner of the Apartment, for the collection of any judgment (or other judicial process) requiring the payment of money by Owner to the Tenant in the event of any default or breach by Owner with respect to any of the terms and provisions of this Lease to be observed and/or performed by Owner, subject, however, to the prior rights of any lessor under a superior lease or holder of a superior mortgage. No other assets of Owner or any partner, officer, director or principal of Owner, shall be subject to levy, execution or other judicial process for the satisfaction of the Tenant's claim hereunder.

45. OWNER'S APPROVAL

If the Tenant shall request Owner's approval or consent and Owner shall deny, delay, fail, withhold, condition or refuse to give such approval or consent, the Tenant shall not be entitled to any damages for any denial, delay, failure, withholding, conditioning or refusal of such approval or consent by Owner, it being intended that the Tenant's sole remedy shall be an action for injunction without bond or specific performance (the rights to money damages or other remedies being hereby specifically waived by the Tenant). Furthermore, such remedy shall be available only in those cases where Owner shall have expressly agreed in writing not to unreasonably withhold its consent or approval (as applicable), or where as a matter of law, Owner may not unreasonably withhold its consent or approval.

46. BANKRUPTCY; INSOLVENCY

If (i) the Tenant files a voluntary petition in bankruptcy or insolvency or is the subject of an involuntary bankruptcy proceeding, (ii) the Tenant assigns property for the benefit of creditors, or (iii) a non-bankruptcy trustee or receiver of the Tenant's or the Tenant's property is appointed, Owner may give the Tenant thirty (30) days' notice of cancellation of this Lease. If any of the above is not fully dismissed, withdrawn or terminated within the thirty- (30-) day period, the Term shall end as of the date stated in the notice. The Tenant must continue to pay Rent and Additional Rent and any damages, losses and expenses due Owner without offset.

47. CONTROLLING LAW

The Tenant acknowledges that by negotiating and entering into this Lease, the Tenant has transacted business within the State of New York. Any action, proceeding or claim arising out of this Lease or breach thereof, shall be litigated within the State of New York and the parties consent to the personal jurisdiction of the courts (including the New York City Housing Court) within the State of New York and consent that any process may be served either personally, by facsimile or by certified or registered mail, return receipt requested, to the Tenant at the Tenant's address as set forth in this Lease, or in any manner provided by New York Law.

The Tenant shall not be entitled, directly or indirectly, to diplomatic or sovereign immunity and the Tenant shall be subject to, and the Tenant shall agree to consent to, the service of process in, and the jurisdiction of, the courts of New York State.

48. OWNER'S CONTROL

The Lease shall not end or be modified nor will the Tenant's obligations be ended or modified if for any cause not fully within Owner's reasonable control, Owner is delayed or unable to (a) fulfill any of Owner's promises or agreements, (b) supply any required service or (c) make any required repairs to the Apartment.

49. COUNTERPARTS

This Lease may be executed in any number of identical counterparts and by scanned or facsimile signature, and each counterpart hereof shall be deemed to be an original instrument, but all counterparts hereof taken together shall constitute but a single instrument.

50. BINDING EFFECT

It is expressly understood and agreed by the Tenant that this Lease shall not constitute an offer or create any rights in the Tenant's favor, and shall in no way obligate or be binding upon Owner, and this Lease shall have no force or effect until this Lease is duly executed by the Tenant and Owner and a fully executed copy of this Lease is delivered to both the Tenant and Owner.

51. SMOKING

THERE IS NO SMOKING PERMITTED INSIDE THE APARTMENT OR ANYWHERE IN THE BUILDING (OR ON THE ROOF, THE BALCONY OR TERRACE, IF ANY) UNDER ANY CIRCUMSTANCES. IF THE TENANT OR ANY TENANT PARTY DISREGARDS THIS AGREEMENT, THE TENANT WILL FORFEIT ONE-THIRD (1/3) OF THE SECURITY DEPOSIT TO THE OWNER, TO COMPENSATE OWNER FOR ANY AND ALL COSTS RELATING THERETO AS LIQUIDATED DAMAGES (AND NOT AS A PENALTY). THE TENANT ACKNOWLEDGES AND AGREES THAT THE FOREGOING IS A MATERIAL INDUCEMENT FOR OWNER TO ENTER INTO THIS LEASE, AND BUT FOR SAID COVENANT, OWNER WOULD NOT HAVE EXECUTED THIS LEASE AGREEMENT.

52. GARBAGE, REFUSE AND RECYCLING

The Tenant shall comply with the rules and regulations of the Building in all respects, including, but not limited to, those regarding garbage and recycling laws. The Tenant shall not place any large articles outside of the Apartment except in compliance with the rules and regulations of the Building in all respects. The Tenant agrees to promptly pay Owner for any violations for violation of the Tenant's obligations pursuant to this [Article 52](#).

53. TOILETS/PLUMBING FIXTURES

The toilets and plumbing fixtures shall only be used for the purposes for which they were designed or built for. No feminine hygiene or similar products such as paper towels may be discarded in the toilets or plumbing fixtures.

54. EMERGENCIES

The Tenant will provide Owner with a list of persons to contact in the event of an emergency. Emergencies include, but are not limited to: health and safety of the Tenant or guests, water damage or fire, or unauthorized persons attempting entry into the Apartment without Owner's knowledge.

55. THIRD PARTY BENEFICIARY

This Lease is an agreement solely for the benefit of Owner and the Tenant. No person, party or entity other than Owner and the Tenant shall have any rights hereunder or be entitled to rely upon the terms, covenants and provisions contained herein. The provisions of this [Article 55](#) shall survive the termination hereof.

56. MOVING IN, VACATING APARTMENT AND TERMINATION

A. The Tenant shall instruct moving personnel to comply with Owner's reasonable requests for added protection throughout the Apartment. All moving personnel must be fully insured and reasonable proof of such insurance must be supplied to Owner before moving will be permitted on or in the Apartment.

B. In the course of the Tenant's moving in, moving out or having items delivered to the Apartment, should there be any damage to the halls, doors, stairs, properties of other tenants or the Owner or any other part of the Apartment or the Building, the Tenant shall be responsible to pay for the repair of such damage.

C. Upon the expiration of this Lease, the Tenant shall return the Apartment in broom clean, vacant and in good condition. Additional cleaning charges incurred by Owner due to the Tenant's breach of this [Article 56](#) shall be borne by the Tenant and shall be deemed Additional Rent.

57. OWNER UNABLE TO PERFORM

Notwithstanding anything to the contrary contained in this Lease, any prevention, delay or stoppage due to strikes, lockouts, labor disputes, acts of God, inability to obtain services, labor, or materials or reasonable substitutes therefore, governmental actions, civil commotion, fire or other casualty, and other causes beyond the reasonable control of the party obligated to perform, except with respect to the obligations imposed with regard to the payment of Rent and Additional Rent to be paid by the Tenant pursuant to

this Lease (any of the foregoing “**Force Majeure**”) shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage.

58. ILLEGALITY

If any provision of this Lease is determined to be illegal, invalid, or unenforceable under present or future laws which are in effect during the Term, then, Owner will substitute similar provisions or language that will make such clause or provision legal, valid, and enforceable. If substitute provisions are not available, then the illegal or unenforceable provision shall be removed from the Lease, but the remaining provisions in the Lease shall remain intact and in full force and effect.

59. FLOOD RISK AND HISTORY NOTICE

The Tenant and Owner shall sign and complete the flood risk and history notice form annexed as a rider to this Lease.

SIGNATURES CONTINUED ON NEXT PAGE

SIGNATURES

TO CONFIRM OUR AGREEMENTS, OWNER AND THE TENANT RESPECTIVELY SIGN THIS LEASE AS OF THE DAY AND YEAR FIRST WRITTEN ON PAGE 1.

Owner’s Signature:

Said Bakir  12/17/2025

Tenant’s Signature:

Lauren Colon  12/16/2025

Brian Colon  12/16/2025

EXHIBIT A:
MEMORANDUM CONFIRMING TERM

THIS MEMORANDUM (“**Memorandum**”) is made as of 12/15/2025 between Saïd Bakir (“**Owner**”) and Lauren Colon and Brian Colon (“**Tenant**”), pursuant to that certain Lease Agreement between Owner and Tenant dated as of 01/15/2026 (the “**Lease**”) for the Apartment located at 571 Madison Street, Unit A, Brooklyn, NY, 11221 (the “**Apartment**”), and more particularly described in the Lease. All initial-capitalized terms used in this Memorandum have the meanings ascribed to them in the Lease.

1) Owner and Tenant hereby confirm that:

- (a) The Lease Commencement Date of the Lease Term is 01-15-2026;
- (b) The expiration date of the Lease Term is 06-14-2027; and
- (c) The date Rent commences under the Lease is 01-15-2026, except as otherwise expressly provided in the Lease.

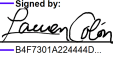
2) Tenant hereby confirms that:

- (a) All commitments, arrangements or understandings made to induce Tenant to enter into the Lease have been satisfied;
- (b) The condition of the Apartment complies with Owner’s obligations under the Lease; and
- (c) Tenant has accepted and is in full and complete possession of the Apartment.

3) This Memorandum shall be binding upon and inure to the benefit of the parties and their permitted successors and permitted assigns.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first set forth above.

OWNER: DocuSigned by:
By:  12/17/2025
Name: Saïd Bakir 9E899C478CE94EE...

TENANT: Signed by:
By:  12/16/2025
Name: Lauren Colon B4F7301A22444D...

TENANT: Signed by:
By:  12/16/2025
Name: Brian Colon 93E4F22503014D1...

EXHIBIT B:
OWNER'S RULES AND REGULATIONS WHICH ARE A PART OF THE LEASE

Capitalized terms that are not defined herein shall have the meaning ascribed to such terms in the Lease of which these Owner's Rules and Regulations form a part.

1. Public Access Ways

- (a) Tenant shall not block or leave anything in or on fire escapes, the sidewalks, entrances, stairways, or halls of the Building. Public access ways shall be used only for entering and leaving the Apartment and the Building. Only those passageways designated by Owner can be used for deliveries.
- (b) Baby carriages, bicycles or other property of Tenant shall not be allowed to stand in the halls, passageways, public areas or common areas of the Building.

2. Bathroom and Plumbing Fixtures

The bathrooms, toilets and wash closets and plumbing fixtures shall only be used for the purposes for which they were designed or built; sweepings, rubbish bags, acids or other substances shall not be placed in them.

3. Refuse

Carpets, rugs or other articles shall not be hung or shaken out of any window of the Apartment or Building. Tenant shall not sweep or throw or permit to be swept or thrown any dirt, garbage or other substances out of the windows or into any of the halls, elevators or elevator shafts of the Building. Tenant shall not place any articles outside of the Apartment or outside of the Building except in safe containers and only at places designated by Owner.

4. Laundry

Laundry and drying apparatus shall be used by Tenant in the manner and at the times that the Owner or other representative of Owner may direct. Tenant shall not dry or air clothes on the roof or from the windows.

5. Keys and Locks

Owner may retain a key to the Apartment and the Building. With Owner's prior written consent (which may be withheld, conditioned or delayed at Owner's sole discretion), Tenant may install, at Tenant's sole cost and expense, on the entrance of the Apartment an additional lock of not more than three inches in circumference. Tenant may also install a lock on any window but only in the manner provided by law. In addition to obtaining Owner's prior written consent, immediately upon making any installation of either type, Tenant shall notify Owner and shall give Owner a duplicate key. If changes are made to the locks or mechanism installed by Tenant, Tenant must deliver keys to Owner. At the end of this Lease, Tenant must return to Owner all keys either furnished or otherwise obtained during the Term. If Tenant loses or fails to return any keys which were furnished to them, Tenant shall pay to Owner the cost of replacing them.

6. Noise

Tenant, Tenant Parties, Tenant's families, guests, employees, or visitors shall not make or permit any disturbing noises in the Apartment or Building or permit anything to be done that will interfere with the rights, comforts or convenience of other tenants. Also, Tenant shall not play a musical instrument or operate or allow to be operated a CD player, radio or television set so as to disturb or annoy any other occupant of the Building or any neighbor.

7. No Projections

An aerial may not be erected on the roof or outside wall of the Building without the written consent of Owner, in Owner's sole discretion. Also, awnings or other projections shall not be attached to the outside walls of the Building or to any balcony or terrace.

8. No Pets

Animals of any kind shall not be kept or harbored in the Apartment, unless in each instance it be expressly permitted by the Lease or in writing by Owner. This consent, if given, can be taken back by Owner at any time for good cause on reasonably given notice. Unless carried or on a leash, pets shall not be permitted on any public portion of the building. Also, pets are not permitted on any grass or garden plot under any condition. THE STRICT ADHERENCE TO THE PROVISIONS OF THIS RULE BY THE TENANT IS A MATERIAL REQUIREMENT OF THE LEASE. THE TENANT'S FAILURE TO OBEY THIS RULE SHALL BE CONSIDERED A MATERIAL BREACH BY THE TENANT UNDER THE LEASE AND OWNER MAY ELECT TO END THE LEASE BASED UPON THIS VIOLATION.

9. Moving

Owner shall not be liable for any costs, expenses or damages incurred by the Tenant in moving or because of delays experienced in the process of moving in or out of the Apartment.

10. Floors

Apartment floors shall be covered with rugs or carpeting of at least 80% of the floor area of each room excepting only kitchens, pantries, bathrooms and hallways. The tacking strip for wall-to-wall carpeting will be glued, not nailed to the floor.

11. Window Guards

IT IS A VIOLATION OF LAW TO REFUSE, INTERFERE WITH INSTALLATION, OR REMOVE WINDOW GUARDS WHERE REQUIRED. (SEE ATTACHED WINDOW GUARD RIDER).

12. Odors

The Tenant shall not permit objectionable odors to emanate from the Apartment or the Building.

13. Smoke and Carbon Monoxide Detectors

The Tenant shall not remove batteries from smoke or carbon monoxide detectors or in any other way disarm them.

EXHIBIT C
DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS

Capitalized terms that are not defined herein shall have the meaning ascribed to such terms in the Lease of which this Exhibit C forms a part.

LEAD WARNING STATEMENT. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead- based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

LESSOR'S DISCLOSURE

- (a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below);
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (Explain).
 - (ii) Owner has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the Tenant (Check (i) or (ii) below):
 - (i) Owner has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 - (ii) Owner has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

TENANT'S ACKNOWLEDGMENT (INITIAL)

- (a) The Tenant has received copies of all information listed above.
- (b) The Tenant has received the pamphlet, Protect Your Family from Lead in Your Home.

Certification of Accuracy:

The following parties have reviewed the information above and certify to the best of their knowledge that the information they have provided is true and accurate.

Owner :

Said Bakir

Signature:  _____
 Date: 12/17/2025

Tenant:

Lauren Colon

Signature:  _____
 Date: 12/16/2025

Tenant:

Brian Colon

Signature:  _____
 Date: 12/16/2025

WINDOW GUARDS REQUIRED

Lease Notice to Tenant

Capitalized terms that are not defined herein shall have the meaning ascribed to such terms in the Lease of which this lease notice to the Tenant forms a part.

You are required by law to have window guards installed in all windows if a child 10 years of age or younger lives in your apartment.

Your landlord is required by law to install window guards in your apartment: if a child 10 years of age or younger lives in your apartment, OR if you ask him to install window guards at any time (you need not give a reason). It is a violation of law to refuse, interfere with installation, or remove window guards where required.

CHECK ONE

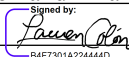
☐ CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT

☐ NO CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT

☐ I WANT WINDOW GUARDS EVEN THOUGH I HAVE NO CHILDREN 10 YEARS OF AGE OR YOUNGER

Tenant:

Lauren Colon and Brian Colon

Signature:  

Date: 12/16/2025 12/16/2025

Tenant's Address: 571 Madison Street, Unit A, Brooklyn, NY, 11221

RETURN THIS FORM TO:

Owner:

Said Bakir

Signature: 

Date: 12/17/2025

Owner's Address: 241 Atlantic Avenue, Apartment 5H, Brooklyn, NY, 11201

***For Further Information call 311 for
Window Falls Prevention WF-013
(Rev. 11/2018)***

RIDER

**NOTICE TO TENANT
DISCLOSURE OF BEDBUG INFESTATION HISTORY**

Capitalized terms that are not defined herein shall have the meaning ascribed to such terms in the Lease of which disclosure of bedbug infestation history forms a part.

Pursuant to the NYC Housing maintenance Code, an owner/managing agent of residential rental property shall furnish each tenant signing a vacancy lease a notice that sets forth the property's bedbug infestation history.

Name of tenant(s): Lauren Colon and Brian Colon

Subject Premises: 571 Madison Street

Apt. #: A

Date of vacancy lease: 01-15-2026

BEDBUG INFESTATION HISTORY

☒ There is no history of an bedbug infestation within the past year in the building or in any apartment.

☐ During the past year the building had a bedbug infestation history that has been the subject of eradication measures. The location of the infestation was on the _____ floor(s).

☐ During the past year the building had a bedbug infestation history on the _____ floor(s) and it has not been the subject of eradication measures.

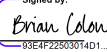
☐ During the past year the apartment had a bedbug infestation history and eradication measures were employed.

☐ During the past year the apartment had a bedbug infestation history and eradication measures were not employed.

☐ Other: _____

Signature of Tenant:

Lauren Colon and Brian Colon

Signature:  

Date: 12/16/2025 12/16/2025

Signature of Owner:

Saïd Bakir 

Dated: 12/17/2025

RIDER

SPRINKLER DISCLOSURE

Capitalized terms that are not defined herein shall have the meaning ascribed to such terms in the Lease of which this sprinkler disclosure forms a part.

Pursuant to the New York State Real Property Law, Article 7, Section 231-a, effective December 3, 2014 all residential leases must contain a conspicuous notice as to the existence or non-existence of a Sprinkler System in the Leased Premises (as defined in this Sprinkler Disclosure).

Name of tenant(s): Lauren Colon and Brian Colon
Leased Premises: 571 Madison Street
Apartment Number: Unit A (the "**Leased Premises**")
Date of Lease: 01-15-2026

CHECK ONE:

1. ☒ There is **NO** Maintained and Operative Sprinkler System in the Leased Premises.
2. ☐ There is a Maintained and Operative Sprinkler System in the Leased Premises.

A. The last date on which the Sprinkler System was maintained and inspected was on _____.

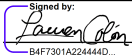
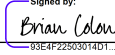
A "**Sprinkler System**" is a system of piping and appurtenances designed and installed in accordance with generally accepted standards so that heat from a fire will automatically cause water to be discharged over the fire area to extinguish it or prevent its further spread (Executive Law of New York, Article 6-C, Section 155-a(5)).

ACKNOWLEDGMENT & SIGNATURES:

I, the Tenant, have read the disclosure set forth above. I understand that this notice as to the existence or non-existence of a Sprinkler System is being provided to me to help me make an informed decision about the Leased Premises in accordance with New York State Real Property Law Article 7, Section 231-a.

Tenant:

Lauren Colon and Brian Colon

Signature:  
Date: 12/16/2025 12/16/2025

Owner:

Name: Said Bakir
Signature: 
Date: 12/17/2025

RIDER**OCCUPANCY NOTICE FOR INDOOR ALLERGEN HAZARDS**

1. The owner of the building located at 571 Madison Street, Brooklyn, NY, 11221 is required, under New York City Administrative Code section 2702017.1 et seq., to make an annual inspection for indoor allergen hazards (such as mold, mice, rats, and cockroaches) in your apartment and the common areas of the building. The owner must also inspect if you inform him or her that there is a condition in your apartment that is likely to cause an indoor allergen hazard, or you request an inspection, or the City of New York Department of Housing Preservation and Development has issued a violation requiring correction of an indoor allergen hazard for your apartment. If there is an indoor allergen hazard in your apartment, the owner is required to fix it, using the safe work practices that are provided in the law. The owner must also provide new tenants with a pamphlet containing information about indoor allergen hazards.

2. The owner is also required, prior to your occupancy as a new tenant, to fix all visible mold and pest infestations in the apartment, as well as any underlying defects, like leaks, using the safe work practices provided in the law. If the owner provides carpeting or furniture, he or she must thoroughly clean and vacuum it prior to occupancy. This notice must be signed by the owner or his or her representative, and state that he or she has complied with these requirements.

I, Said Bakir, certify that I have complied with the requirements of the New York City Administrative Code section 27-2017.5 by removing all visible mold and pest infestations and any underlying defects, and where applicable, cleaning and vacuuming and carpeting and furniture that I have provided to the tenant. I have performed the work using the safe work practices provided in the law.

Signature  _____ Date: 12/17/2025

RIDER**STOVE KNOB COVERS**
ANNUAL NOTICE FOR TENANTS IN MULTIPLE DWELLING UNITS WITH GAS-POWERED STOVES

The owner of the building located at 571 Madison Street, Brooklyn, NY, 11221 is required, by Administrative Code 27-2046.4(a), to provide stove knob covers for each knob located on the front of each gas-powered stove to tenants in each dwelling unit in which a child under six years of age resides, unless there is no available stove knob cover that is compatible with the knobs on the stove. Tenants may refuse stove knob covers by marking the appropriate box on this form. Tenants may also request stove knob covers even if they do not have a child under age six residing with them, by marking the appropriate box on this form. The owner must make the stove knob covers available within 30 days of this notice. Please also note that an owner is only required to provide replacement stove knob covers twice within any one-year period. You may request or refuse stove knob covers by checking the appropriate box on the form below, and by returning it to the owner at the address provided. If you do not refuse stove knob covers in writing, the owner will attempt to make them available to you.

TENANT:

Please complete this form by checking the appropriate box, filling out the information requested and signing. Please return the form to the owner at the address provided by 01-15-2026.

- ☐ Yes, I want stove knob covers or replacement stove knob covers for my stove, and I have a child under age six residing in my apartment.
- ☐ Yes, I want stove knob covers or replacement stove knob covers for my stove, even though I do not have a child under age six residing in my apartment.
- ☐ No, I DO NOT want stove knob covers for my stove, even though I have a child under age six residing in my apartment.
- ☐ No, I DO NOT want stove knob covers for my stove. There is no child under age six residing in my apartment.

Print Name, Address, Apartment Number:

Lauren Colon and Brian Colon, 571 Madison Street, Unit A, Brooklyn, New York, 11221

Tenant Signature:

Lauren Colon and Brian Colon

Signature:  
Date: 12/16/2025 12/16/2025

Return this form to: 241 Atlantic Avenue, Apartment 5H, Brooklyn, NY, 11201 or saidbakir.sb@gmail.com

RIDER

NEW YORK STATE FLOOD HISTORY AND RISK NOTICE TO RESIDENTIAL TENANTS

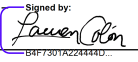
Pursuant to and in accordance with New York State Real Property Law §231-b et seq, all residential leases shall provide notice of previous flood history and current flood risk of the leased premises. The owner of 571 Madison Street, Brooklyn, NY, 11221 (“**Leased Premises**”) hereby provides such notice by checking one of the following options:

- ☒ any of all of the Leased Premises is located wholly or partially in a Federal Emergency Management Agency (“**FEMA**”) designated floodplain.
- ☐ any of all of the Leased Premises is located wholly or partially in the Special Flood Hazard Area (“**SFHA**”; “**100-year flood-plain**”) according to FEMA’s current Flood Insurance Rate Maps for the leased premises’ area.
- ☒ any of all of the Leased Premises is located wholly or partially in a Moderate Risk Flood Hazard Area (“**500-year floodplain**”) according to FEMA’s current Flood Insurance Rate Maps for the leased premises’ area.
- ☐ the leased premises has experienced any flood damage due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow which is detailed as follows: _____
- ☐ None of the above conditions apply to any portion of the Leased Premises.

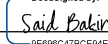
NOTICE TO TENANT: Flood insurance is available to renters through the Federal Emergency Management Agency's (FEMA's) National Flood Insurance Program (NFIP) to cover your personal property and contents in the event of a flood. A standard renter's insurance policy does not typically cover flood damage. You are encouraged to examine your policy to determine whether you are covered.

Tenant’s Name: Lauren Colon and Brian Colon

Tenant’s Signature :

Signature:  
 Date: _____ 12/16/2025 12/16/2025

Owner’s Name: Said Bakir

Owner’s Signature: 
 Date: _____ 12/17/2025