

STANDARD FORM OF APARTMENT LEASE
(FOR APARTMENTS NOT SUBJECT TO THE RENT STABILIZATION LAW)
THE REAL ESTATE BOARD OF NEW YORK, INC.
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PREAMBLE: This lease contains the agreements between You and Owner concerning Your rights and obligations and the rights and obligations of Owner. You and Owner have other rights and obligations which are set forth in government laws and regulations.

You should read this Lease and all of its attached parts carefully. If you have any questions, or if you do not understand any words or statements, get clarification. Once you and Owner sign this Lease You and Owner will be presumed to have read it and understood it. You and Owner admit that all agreements between You and Owner have been written into this Lease. You understand that any agreements made before or after this Lease was signed and not written into it will not be enforceable.

THIS LEASE is made on August 19, 2026 between
month day year
Owner, New 379 Bridge LLC
whose address is 73 Spring Street, 6th Floor, New York, NY 10012
and You, the Tenant, Jonathan Kimmel & Nicola Goll-Kimmel, jointly and severally
whose address is 80 Chambers St, Apt 11A, NY, NY 10007

1. APARTMENT AND USE

☒ Owner agrees to lease to You Apartment 6A on the Sixth floor in the building at 55 Reade Street Borough of Manhattan, City and State of New York.

You shall use the Apartment for living purposes only. The Apartment may be occupied by the tenant or tenants named above and by the immediate family of the tenant or tenants and by occupants as defined in and only in accordance with Real Property Law § 235-f.

2. LENGTH OF LEASE

☒ The term (that means the length) of this Lease is 1 (One) years, 0 months
0 days, beginning on October 01, 2026

and ending on September 30, 2027. If You do not do everything You agree to do in this Lease, Owner may have the right to end it before the above date. If Owner does not do everything that owner agrees to do in this Lease, You may have the right to end the Lease before ending date.

3. RENT

☒ Your monthly rent for the Apartment is \$ See Article 31

You must pay Owner the rent, in advance, on the first day of each month either at Owner's office or at another place that Owner may inform You of by written notice. You must pay the first month's rent to Owner when You sign this Lease if the lease begins on the first day of the month. If the Lease begins after the first day of the month, You must pay when you sign this lease (1) the part of the rent from the beginning date of this Lease until the last day of the month and (2) the full rent for the next full calendar month. If this Lease is a Renewal Lease, the rent for the first month of this Lease need not be paid until the first day of the month when the renewal term begins.

4. SECURITY DEPOSIT

☒ You are required to give Owner the sum of \$ 14,895 when You Sign this Lease as a security deposit, which is called in law a trust. ~~Owner will deposit this security in~~

~~bank account with bank interest. If You carry out all of your agreements in this Lease, at the end of each calendar year Owner will pay to Owner the interest on the deposit for administrative costs and to You the interest earned on the security deposit.~~

If You carry out all of your agreements in this Lease and if You move out of the Apartment and return it to Owner in the same condition it was in when You first occupied it, except for ordinary wear and tear or damage caused by fire or other casualty, Owner will return to You the full amount of your security deposit ~~and interest within 60 days after this Lease ends.~~ However, If You do not carry out all your agreements in this Lease, Owner may keep all or part of your security deposit ~~and any interest which has not yet been paid to You~~ necessary to pay Owner for any losses incurred, including missed payments.

If Owner sells or leases the building, Owner will turn over your security, ~~with interest,~~ either to You or to the person buying or leasing (lessee) the building within 5 days after the sale or lease. Owner will then notify You, by registered or certified mail, 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 You for the security deposit. The new owner or lessee will become responsible to You for the security deposit.

☒ Space to be filled in.

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5. IF YOU ARE UNABLE TO MOVE IN

A situation could arise which might prevent Owner from letting You move into the Apartment on the beginning date set in this Lease. If this happens for reasons beyond Owner's reasonable control, Owner will not be responsible for Your damages or expenses, and this Lease will remain in effect. However, in such case, this Lease will start on the date when You can move in, and the ending date in Article 2 will be changed to a date reflecting the full term of years set forth in Article 2. You will not have to pay rent until the move-in date Owner gives You by written notice, or the date You move in, whichever is earlier. If Owner does not give You notice that the move-in date is within 30 days after the beginning date of the term of this Lease as stated in Article 2, You may tell Owner in writing, that Owner has 15 additional days to let You move in, or else the Lease will end. If Owner does not allow You to move in within those additional 15 days, then the Lease is ended. Any money paid by You on account of this Lease will then be refunded promptly by Owner.

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 in the form it may have from time to time during this Lease. Nothing in this Lease can be interpreted to mean that You have given up any of your rights under that law. Under that law, Owner agrees that the Apartment and the Building are fit for human habitation and that there will be no conditions which will be detrimental to life, health or safety.

B. You will do nothing to interfere or make more difficult Owner's efforts to provide You and all other occupants of the Building with the required facilities and services. Any condition caused by your misconduct or the misconduct of anyone under your direction or control shall not be a breach by Owner.

8. CARE OF YOUR APARTMENT-END OF LEASE-MOVING OUT

A. You 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. You 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 You first occupied it, except for ordinary wear and tear and damage caused by fire or other casualty.

B. When this Lease ends, You must remove all of your movable property. You must also remove at your own expense, any wall covering, bookcases, cabinets, mirrors, painted murals or any other installation or attachment You may have installed in the Apartment, even if it was done with Owner's consent. You must restore and repair to its original condition those portions of the Apartment affected by those installations and removals. You have not moved out until all persons, furniture and other property of yours is also out of the Apartment. If your property remains in the Apartment after the Lease ends, Owner may either treat You as still in occupancy and charge You for use, or may consider that You have given up the Apartment and any property remaining in the Apartment. In this event, Owner may either discard the property or store it at your expense. You agree 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.

9. CHANGES AND ALTERATIONS TO APARTMENT

You cannot build in, add to, change or alter, the Apartment in any way, including wallpapering, painting, repainting, or other decorating, without getting Owner's written consent before You do anything. Without Owner's prior written consent, You cannot 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 reasonable 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, You cannot place in the Apartment water-filled furniture.

10. YOUR DUTY TO OBEY AND COMPLY WITH LAWS, REGULATIONS AND LEASE RULES

A. **Government Laws and Orders.** You will obey and comply (1) with all present and future city, state and federal laws and regulations, which affect the Building or the Apartment, and (2) with all orders and regulations of Insurance Rating Organizations which affect the Apartment and the Building. You will not allow any windows in the Apartment to be cleaned from the outside, unless the equipment and safety devices required by law are used.

B. **Owner's Rules Affecting You.** You will obey all Owner's rules listed in this Lease and all future reasonable rules of Owner or Owner's agent. Notice of all additional rules shall be delivered to You in writing or posted in the lobby or other public place in the building. Owner shall not be responsible to You for not enforcing any rules, regulations or provisions of another tenant's lease except to the extent required by law.

C. **Your Responsibility.** You are responsible for the behavior of yourself, of your immediate family, your servants and people who are visiting You. You will reimburse Owner as additional rent upon demand for the cost of all losses, damages, fines and reasonable legal expenses incurred by Owner because You, members of your immediate family, servants or people visiting You have not obeyed government laws and orders or the agreements or rules of this Lease.

11. OBJECTIONABLE CONDUCT

As a tenant in the Building, You will not engage in objectionable conduct. Objectionable conduct means behavior which makes or will make the Apartment or the Building less fit to live in for You or other occupants. It also means anything which interferes with the right of others to properly and peacefully enjoy their Apartments, or causes conditions that are dangerous, hazardous, unsanitary and detrimental to other tenants in the Building. Objectionable conduct by You gives Owner the right to end this Lease.

12. SERVICES AND FACILITIES

A. **Required Services.** Owner will provide cold and hot water and heat as required by law, repairs to the Apartment as required by law, elevator service if the Building has elevator equipment, and the utilities, if any, included in the rent, as set forth in sub-paragraph B. You are 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. The following utilities are included in the rent None

☒ C. **Electricity and Other Utilities.** If Owner provides electricity or gas and the charges is included in the rent on Page 1, or if You buy electricity or gas from Owner for a separate (submetered) charge, your obligations are described in the Rider attached to this Lease. If electricity or gas is not included in the rent or is not charged separately by Owner, You must arrange for this service directly with the utility company. You must also pay directly for telephone service if it is not included in the rent.

D. **Appliances.** Appliances supplied by Owner in the Apartment are for your use. They will be maintained and repaired or replaced by Owner, but if repairs or replacement are made necessary because of your negligence or misuse, You will pay Owner for the cost of such repair or replacement as additional rent.

E. **Elevator Service.** If the elevator is the kind that requires an employee of Owner to operate it, Owner may end this service without reducing the rent if: (1) Owner gives You 10 days notice that this service will end; and (2) within a reasonable time

☒ Space to be filled in.

☒ Rider to be added, if necessary.

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after the end of this year 10-day notice, Owner begins to substitute an automatic control type of elevator and proceeds diligently with its installation.

F. Storeroom Use. If Owner permits You to use any storeroom, laundry or any other facility located in the building but outside of the Apartment, the use of this storeroom or facility will be furnished to You free of charge and at your own risk, except for loss suffered by You due to Owner's negligence. You will operate at your expense any coin operated appliances located in such storeroom or laundries.

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 You 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 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; to inspect the Apartment and to make any necessary repairs or changes Owner decides are necessary. Your rent will not be reduced because of any of this work, unless required by Law.

(B) To show the Apartment to persons who may wish to become owners or lessees of the entire Building or may be interested in lending money to Owner;

(C) For four months before the end of the Lease, to show the Apartment to persons who wish to rent it;

(D) If during the last month of the Lease You have moved out and removed all or almost all of your property from the Apartment, Owner may enter to make changes, repairs, or redecorations. Your rent will not be reduced for that month and this Lease will not be ended by Owner's entry.

(E) If at any time You are not personally present to permit Owner or Owner's representative to enter the Apartment and entry is necessary or allowed by law or under this lease, Owner or Owner's representatives may nevertheless enter the Apartment. Owner may enter by force in an emergency. Owner will not be responsible to You, unless during this entry, Owner or Owner's representative is negligent or misuses your property.

15. ASSIGNING; SUBLETTING; ABANDONMENT

(a) **Assigning and Subletting.** You cannot assign this Lease or sublet the Apartment without Owner's advance written consent in each instance to a request made by You in the manner required by Real Property Law § 226-b. Owner may refuse to consent to a lease assignment for any reason or no reason, but if Owner unreasonably refuses to consent to request for a Lease assignment properly made, at your request in writing, Owner will end this Lease effective as of thirty days after your request. The first and every other time you wish to sublet the Apartment, You must get the written consent of Owner unless Owner unreasonably withholds consent following your request to sublet in the manner provided by Real Property Law § 226-b. Owner may impose a reasonable credit check fee on You in connection with an application to assign or sublet. If You fail to pay your rent Owner may collect rent from subtenant or occupant without releasing You from the Lease. Owner will credit the amount collected against the rent due from You. However, Owner's acceptance of such rent does not change the status of the subtenant or occupant to that of direct tenant of Owner and does not release You from this Lease.

(b) **Abandonment.** If You move out of the Apartment (abandonment) before the end of this Lease without the consent of Owner, this Lease will not be ended (except as provided by law following Owner's unreasonable refusal to consent to an assignment or subletting requested by You.) You will remain responsible for each monthly payment of rent as it becomes due until the end of this Lease. In case of abandonment, your responsibility for rent will end only if Owner chooses to end this Lease for default as provided in Article 16.

16. DEFAULT

(1) You default under the Lease if You act in any of the following ways:

(a) You fail to carry out any agreement or provision of this Lease;

(b) You or another occupant of the Apartment behaves in an objectionable manner;

(c) You do not take possession or move into the Apartment 15 days after the beginning of this Lease;

(d) You and other legal occupants of the Apartment move out permanently before this Lease ends;

If You do default in any one of these ways, other than a default in the agreement to pay rent, Owner may serve You with a written notice to stop or correct the specified default within 10 days. You must then either stop or correct the default within 10 days, or, if You need more than 10 days, You must begin to correct the default within 10 days and continue to do all that is necessary to correct the default as soon as possible.

(2) If You do not stop or begin to correct a default within 10 days, Owner may give You a second written notice that this Lease will end six days after the date the second written notice is sent to You. At the end of the 6-day period, this Lease will end and You then must move out of the Apartment. Even though this Lease ends, You will remain liable to Owner for unpaid rent up to the end of this Lease, the value of your occupancy, if any, after the Lease ends, and damages caused to Owner after that time as stated in Article 18.

(3) If You do not pay your rent when this Lease requires after a personal demand for rent has been made, or within three days after a statutory written demand for rent has been made, or if the Lease ends, Owner may do the following: (a) enter the apartment and retake possession of it if You have moved out or (b) go to court and ask that You and all other occupants in the Apartment be compelled to move out.

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

17. REMEDIES OF OWNER AND YOUR LIABILITY

If this Lease is ended by Owner because of your default, the following are the rights and obligations of You and Owner.

(a) You must pay your rent until this Lease has ended. Thereafter, You must pay an equal amount for what the law calls "use and occupancy" until You actually move out.

(b) Once You are 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.

(c) Whether the Apartment is re-rented or not, You must pay to Owner as damages:

(1) the difference between the rent in this Lease and the amount, if any, of the rents collected in any later lease or leases of the Apartment for what would have been the remaining period of this Lease; and

(2) Owner's expenses for advertisements, broker's fees and the cost of putting the Apartment in good condition for re-rental; and

*** (3) Owner's expenses for attorney's fees.

(d) You shall pay all 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.

***This may be deleted.

If the rent collected by Owner from a subsequent tenant of the Apartment is more than the unpaid rent and damages which You owe Owner, You cannot receive the difference. Owner's failure to re-rent to another tenant will not release or change your liability for damages, unless the failure is due to Owner's deliberate inaction.

18. ADDITIONAL OWNER REMEDIES

If You do not do everything You have agreed to do, or If You do anything which shows that You intend not to do what You have agreed to do, Owner has the right to ask a Court to make You carry out your agreement 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

A. **Owner's Right.** You must reimburse Owner for any of the following fees and expenses incurred by Owner:

- (1) Making any repairs to the Apartment or the Building which result from misuse or negligence by You or persons who live with You, visit You, or work for You;
- (2) Repairing or replacing property damaged by Your misuse or negligence;
- (3) Correcting any violations of city, state or federal laws or orders and regulations of insurance rating organizations concerning the Apartment or the Building which You or persons who live with You, visit You, or work for You have caused;
- (4) Preparing the Apartment for the next tenant if You move out of your Apartment before the Lease ending date;
- *** (5) Any legal fees and disbursements for legal actions or proceedings brought by Owner against You because of a Lease default by You or for defending lawsuits brought against Owner because of your actions;
- (6) Removing all of your property after this Lease is ended;
- (7) All other fees and expenses incurred by Owner because of your failure to obey any other provisions and agreements of this Lease;

These fees and expenses shall be paid by You to Owner as additional rent within 30 days after You receive Owner's bill or statement. If this Lease has ended when these fees and expenses are incurred, You will still be liable to Owner for the same amount as damages.

B. **Tenant's Right.** Owner agrees that unless sub-paragraph 5 of this Article 19 has been stricken out of this Lease You have the right to collect reasonable legal fees and expenses incurred in a successful defense by You of a lawsuit brought by Owner against You or brought by You against Owner to the extent provided by Real Property Law, section 234.

20. PROPERTY LOSS, DAMAGES OR INCONVENIENCE

Unless caused by the negligence or misconduct of Owner or Owner's agents or employees, Owner or Owner's agents and employees are not responsible to You for any of the following (1) any loss of or damage to You or your property in the Apartment or the Building due to any accidental or intentional cause, even a theft or another crime committed in the Apartment or elsewhere in the Building; (2) any loss of or damage to your property delivered to any employee of the Building (i.e., doorman, superintendent, etc.); or (3) any damage or inconvenience caused to You by actions, negligence or violations of a Lease by any other tenant or person in the Building except to the extent required by law.

Owner will not be liable for any temporary interference with light, ventilation, or view caused by construction by or in 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. Also, Owner will not be liable to You 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 You to cancel the Lease.

21. FIRE OR CASUALTY

A. 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 C below or by You under D below. But the rent will be reduced immediately. This reduction will be based upon the part of the Apartment which is unusable.

B. Owner will repair and restore the Apartment, unless Owner decides to take actions described in paragraph C below.

C. After a fire, accident or other casualty in the Building, 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 You written notice of this decision within 30 days after the date when the damage occurred. If the Apartment is usable when Owner gives You such notice, this Lease will end 60 days from the last day of the calendar month in which You were given the notice.

D. If the Apartment is completely unusable because of fire, accident or other casualty and it is not repaired in 30 days, You may give Owner written notice that You end the Lease. If You give that notice, this Lease is considered ended on the day that the fire, accident or casualty occurred. Owner will refund your security deposit and the pro-rata portion of rents paid for the month in which the casualty happened.

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

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 and You shall have no claim against Owner for any damage resulting; You also agree that by signing this Lease, You assign to Owner any claim against the Government or Government agency for the value of the unexpired portion of this Lease.

23. SUBORDINATION CERTIFICATE AND ACKNOWLEDGMENTS

All leases and mortgages of the Building or of the land on which the Building is located, now in effect or made after this Lease is signed, come ahead of this Lease. In other words, this Lease is "subject and subordinate to" any existing or future lease or mortgage on the Building or land, including any renewals, consolidations, modifications and replacements of these leases or mortgages. If certain provisions of any of these leases or mortgages come into effect, the holder of such lease or mortgage can end this lease. If this happens, You agree that You have no claim against Owner or such lease or mortgage holder. If Owner requests, You will sign promptly an acknowledgment of the "subordination" in the form that Owner requires.

You also agree to sign (if accurate) a written acknowledgment 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 you have no present claim against Owner.

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

If You pay the rent and any required additional rent on time and You do everything You have agreed to do in this Lease, your tenancy cannot be cut off before the ending date, except as provided for in Article 21, 22, and 23.

25. BILLS AND NOTICE

A. Notices to You. Any notice from Owner or Owner's agent or attorney will be considered properly given to You if it (1) is in writing; (2) is signed by or in the name of Owner or Owner's agent; and (3) is addressed to You at the Apartment and delivered to You personally or sent by registered or certified mail to You at the Apartment. The date of service of any written notice by Owner to you under this agreement is the date of delivery or mailing of such notice.

***This may be deleted.

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B. Notices to Owner. If You wish to give a notice to Owner, you must write it and deliver it or send it by registered or certified mail to Owner at the address noted on page 1 of this Lease or at another address of which Owner or Agent has given You written notice.

26. GIVING UP RIGHT TO TRIAL BY JURY AND COUNTERCLAIM

A. Both You and Owner agree to give up the right to a trial by jury in a court action, proceeding or counterclaim on any matters concerning this Lease, the relationship of You and Owner as Tenant and Landlord or your use or occupancy of the Apartment. This agreement to give up the right to a jury trial does not include claims for personal injury or property damage.

B. If Owner begins any court action or proceeding against You which asks that You be compelled to move out, You cannot make a counterclaim unless You are claiming that Owner has not done what Owner is supposed to do about the condition of the Apartment or the Building.

27. NO WAIVER OF LEASE PROVISIONS

A. Even if Owner accepts your rent or fails once or more often to take action against You when You have not done what You have agreed to do in this Lease, the failure of Owner to take action or Owner's acceptance of rent does not prevent Owner from taking action at a later date if You again do not do what You have agreed to do.

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

C. If You pay and Owner accepts an amount less than all the rent due, the amount received shall be considered to be in payment of all or a part of the earliest rent due. It will not be considered an agreement by Owner to accept this lesser amount in full satisfaction of all of the rent due.

D. Any agreement to end this Lease and also to end the rights and obligations of You and Owner must be in writing, signed by You and Owner or Owner's agent. Even if You give keys to the Apartment and they are accepted by any employee, or agent, or Owner, this Lease is not ended.

28. CONDITION OF THE APARTMENT

When You signed this Lease, You did not rely on anything said by Owner, Owner's agent or superintendent about the physical condition of the Apartment, the Building or the land on which it is built. You did not rely on any promises as to what would be done, unless what was said or promised is written in this Lease and signed by both You and Owner or found in Owner's floor plans or brochure shown to You before You signed the Lease. Before signing this Lease, You have inspected the apartment and You accept it in its present condition "as is," except for any condition which You could not reasonably have seen during your inspection. You agree that Owner has not promised to do any work in the Apartment except as specified in attached "Work" rider.

29. DEFINITIONS

A. Owner: The term "Owner" means the person or organization receiving or entitled to receive rent from You for the Apartment at any particular time other than a rent collector or managing agent of Owner. "Owner" includes the owner of the land or Building, a lessor, or sublessor of the land or Building and a mortgagee in possession. It does not include a former owner, even if the former owner signed this Lease.

B. You: The Term "You" means the person or persons signing this Lease as Tenant and the successors and assigns of the signer. This Lease has established a tenant-landlord relationship between You and Owner.

30. SUCCESSOR INTERESTS

The agreements in this Lease shall be binding on Owner and You and on those who succeed to the interest of Owner or You by law, by approved assignment or by transfer.

Owners Rules - a part of this lease - see page 6

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

Witnesses

New 379 Bridge LLC

Jody Laboz

08/21/2026

[L.S.]

Owner's Signature

Jody Laboz

Jonathan Kimmel

08/21/2026

[L.S.]

Tenant's Signature

Jonathan Kimmel

Nicola Goll-Kimmel

08/21/2026

Tenant's Signature

Nicola Goll-Kimmel

GUARANTY

The undersigned Guarantor guarantees to Owner the strict performance of and observance by Tenant of all the agreements, provisions and rules in the attached Lease. Guarantor agrees to waive all notices when Tenant is not paying rent or not observing and complying with all of the provisions of the attached Lease. Guarantor agrees to be equally liable with Tenant so that Owner may sue Guarantor directly without first suing Tenant. The Guarantor further agrees that his guaranty shall remain in full effect even if the Lease is renewed, changed or extended in any way and even if Owner has to make a claim against Guarantor. Owner and Guarantor agree to waive trial by jury in any action, proceeding or counterclaim brought against the other on any matters concerning the attached Lease or the Guaranty.

Dated, New York City

Witness

Guarantor

Address

Apartment

Premises

Tenant

Expires



STANDARD FORM OF APARTMENT

Lease

The Real Estate Board of New York, Inc.



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ATTACHED RULES WHICH ARE A PART OF THE LEASE AS PROVIDED BY ARTICLE 10

Public Access Ways

1. (a) Tenants shall not block or leave anything in or on fire escapes, the sidewalks, entrances, driveways, elevators, stairways, or halls. Public access ways shall be used only for entering and leaving the Apartment and the Building. Only those elevators and passageways designated by Owner can be used for deliveries.

(b) Baby carriages, bicycles or other property of Tenants shall not be allowed to stand in the halls, passageways, public areas or courts of the Building.

Bathroom and Plumbing Fixtures

2. 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.

Refuse

3. Carpets, rugs or other articles shall not be hung or shaken out of any window of the Building. Tenants 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. Tenants shall not place any articles outside of the Apartments or outside of the building except in safe containers and only at places chosen by Owner.

Elevators

4. All non-automatic passenger and service elevators shall be operated only by employees of Owner and must not in any event be interfered with by Tenants. The service elevators, if any, shall be used by servants, messengers and trades people for entering and leaving, and the passenger elevators, if any, shall not be used by them for any purpose. Nurses with children, however, may use the passenger elevators.

Laundry

5. Laundry and drying apparatus, if any, shall be used by Tenants in the manner and at the times that the superintendent or other representative of Owner may direct. Tenants shall not dry or air clothes on the roof.

Keys and Locks

6. Owner may retain a pass key to the apartment. Tenants may install on the entrance of the Apartment an additional lock of not more than three inches in circumference. Tenants may also install a lock on any window but only in the manner provided by law. Immediately upon making any installation of either type, Tenants shall notify Owner or Owner's agent and shall give Owner or Owner's agent a duplicate key. If changes are made to the locks or mechanism installed by Tenants, Tenants must deliver keys to Owner. At the end of this Lease, Tenants must return to Owner all keys either furnished or otherwise obtained. If Tenants lose or fail to return any keys which were furnished to them, Tenants shall pay to Owner the cost of replacing them.

Noise

7. Tenants, their 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, Tenants shall not play a musical instrument or operate or allow to be operated a phonograph, CD player, radio or television set so as to disturb or annoy any other occupant of the Building.

No Projections

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

No Pets

9. Dogs or animals of any kind shall not be kept or harbored in the Apartment, unless in each instance it be expressly permitted 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, a dog shall not be permitted on any passenger elevator or in any public portion of the building. Also, dogs are not permitted on any grass or garden plot under any condition. BECAUSE OF THE HEALTH HAZARD AND POSSIBLE DISTURBANCE OF OTHER TENANTS WHICH ARISE FROM THE UNCONTROLLED PRESENCE OF ANIMALS, ESPECIALLY DOGS, IN THE BUILDING, THE STRICT ADHERENCE TO THE PROVISIONS OF THIS RULE BY EACH TENANT IS A MATERIAL REQUIREMENT OF EACH LEASE. TENANTS' FAILURE TO OBEY THIS RULE SHALL BE CONSIDERED A SERIOUS VIOLATION OF AN IMPORTANT OBLIGATION BY TENANT UNDER THIS LEASE. OWNER MAY ELECT TO END THIS LEASE BASED UPON THIS VIOLATION.

Moving

10. Tenants can use the elevator to move furniture and possessions only on designated days and hours. Owner shall not be liable for any costs, expenses or damages incurred by Tenants in moving because of delays caused by the unavailability of the elevator.

Floors

11. 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.

Window Guards

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

ADDITIONAL CLAUSES ATTACHED TO AND FORMING A PART OF THE LEASE DATED AUGUST 19, 2026 BETWEEN NEW 379 BRIDGE LLC (LANDLORD) AND JONATHAN KIMMEL & NICOLA GOLL-KIMMEL JOINTLY AND SEVERALLY (TENANT) REGARDING APARTMENT #6A IN THE PREMISES LOCATED AT 55 READE STREET, NEW YORK, NY 10007. THE PROVISIONS OF THIS RIDER SHALL BE CONSTRUED TO BE IN ADDITION TO AND NOT IN LIMITATION OF THE RIGHTS OF THE OWNER AND THE OBLIGATIONS OF THE TENANT.

31. Fixed Rent

Tenant's rent obligation shall be as follows

October 01, 2026 to September 30, 2027

\$14,895 per month; \$178,740 per annum

32. Rider Controls

All of the provisions contained in this rider are hereby incorporated and deemed to be a part of the printed portion of this Lease. In the event of any discrepancies between this Rider and the printed portion of this lease, the provisions of this Rider will govern, control and be binding. The terms "Owner" and "Landlord" may be used interchangeably.

33. Construction

The apartment is located in a newly constructed multiple dwelling. Tenant acknowledges that the Building including but not limited to the lobby, common areas, public hallways, public plaza, health club, storage area, garage, roof deck and laundry facilities will require construction work to be completed. Therefore, annoyances and inconveniences during the initial year of the lease term will exist due to construction. It is understood and agreed that in addition to other ongoing construction items, (i) plywood and/or other materials may line the elevator cabs and walls in the lobby and (ii) carpeting and wall covering may not be placed in the hallway until the Building is fully occupied. Tenant further acknowledges that there is on-going construction and that all facilities such as, but not limited to, the public plaza, health club, storage area, roof deck and garage may not be available upon initial occupancy. All construction shall be performed with all requisite approvals and pursuant to all applicable statutes, codes, laws, and ordinances. Tenant agrees that his/her reasonable expectation of the Apartment and the Building is that there will be construction work and workers in or about the premises which will result in excessive noise, duct, annoyances, inconveniences and other problems associated with the construction. Tenant acknowledges these conditions and agrees that the rental has been set taking these conditions into account. The acknowledgment of these conditions is a material inducement for Owner to enter into this Lease. Tenant agrees that it shall not make any claim against Owner as the rental provided herein reflects such annoyance, inconvenience and other problems that will or may occur.

34. Additional Rent

All fees, charges or other monies due or owed under this lease other than rent, including, but not limited to, late fees, deposits, interest and storage fees shall be deemed "additional rent" under this lease and may be collected by Landlord in the same manner as rent.

35. Occupancy

The Apartment may only be occupied by (i) You (ii) members of Your immediate family, and (iii) if and to the extent that New York Real Property Law 235-f applies and is non-waivable, occupants and dependent children of occupants as defined in and to the limited extent required by 235-f. Tenant agrees to provide Owner with the name and expected term of occupancy of any person to whom a right of occupancy is extended under this paragraph before such person takes occupancy of the apartment. No individuals, other than those so identified in writing, shall occupy the Apartment. The maximum number of occupants shall not exceed the maximum allowed by law. The Apartment is to be used for residential purposes only, and is not to be used for any business or professional purpose. Occupancy of the Apartment by a person or persons other than those to whom a right of occupancy is extended by that section constitutes a violation of a substantial obligation of the tenancy created by this Lease.

36. Apartment Occupants

Tenant hereby certifies and agrees to immediately notify the Landlord in writing in advance in the event that there is any change in persons occupying the Apartment and that the following persons will be the only occupants of the Apartment.

Name

Jonathan Kimmel

Nicola Kimmel

Mia Laken

Tenant Utilities

Tenant shall contract with the appropriate utility companies to supply gas and electricity to the demised premises and Landlord shall not be obligated to furnish any of such utilities or perform any service with respect thereto.

38. Tenant Waiver

The Tenant covenants and agrees that in the event the Landlord commences any action or summary proceedings under the terms of this Lease, no set-offs or counterclaims will be interposed by Tenant.

39. Sublet Surcharge and Assignment Rent Increases

It is agreed that if the Owner consents to a sublet request by a Tenant in accordance with Real Property Law section 226-b that the Owner will be entitled to collect a charge of one additional month rent.

40. Exculpation

If the Landlord or any successor in interest is an individual, joint venture, tenancy in common, co-partnership, unincorporated association or other unincorporated aggregate of individuals, or a corporation or limited liability company (all of which are referred to below, individually and collectively, as a "Landlord Entity"), then anything elsewhere to the contrary notwithstanding, Tenant shall look solely to the estate and property of such Landlord Entity in the demised premises, for the satisfaction of Tenant's remedies for the collection of a judgment (or other judicial process) requiring the payment of money by Landlord, and no other property or assets of such Landlord Entity shall be subject to levy, execution or other enforcement procedure for the satisfaction of Tenant's remedies. Nothing contained in this article 40 shall be construed to limit any rights to seek injunctive relief that may otherwise be available to Tenant.

41. Bad Checks

If Tenant shall issue a check to Landlord which is returnable unpaid for any reason, Tenant shall pay Landlord an additional charge of **\$50.00** for Landlord's expense in connection therewith.

42. Liquidated Damages for Late Payment

It is strictly understood by and between the parties that payment of rent is a substantial obligation of Tenant, Therefore, in the event of late payment of rent or any additional rent due hereunder, the Landlord shall be entitled to liquidated damages in addition to any other damages and any other remedies to which Landlord may be entitled. Tenant agrees that it shall pay to Landlord six cents (.06) on every dollar (\$1.00) that remains unpaid on the tenth (10th) day of the month in which it is due. If the payment remains unpaid on the tenth day of any succeeding month, the liquidated payment shall be again computed for that month, and similarly for each succeeding month until such sum is fully paid.

43. Remedies of Owner

The Tenant agrees that any violation of the provisions of this Lease shall be deemed a violation of a substantial obligation of this Lease and shall entitle Owner to terminate this Lease.

44. Construction of Neighboring Buildings and Lot Line Windows

In the event any windows, light, or view in the apartment shall become obstructed, in whole or in part, as a result of the erection of a building or structure or otherwise, such occurrences shall not be deemed a breach of this Lease or any of Owner's obligations hereunder and this Lease shall remain in full force and effect without any right by Tenant to make a claim for damages, nuisance, abatement of rent or otherwise. If Tenant's apartment contains one or more "lot line" window(s), Tenant is advised that there may be erected a building or structure on adjacent property which may completely block the said lot line window(s).

45. No Oral Agreements

It is agreed that this instrument cannot be changed orally and is subject to the review and approval of the Owner. The applicant hereby waives any claims against the Owner in the event this Lease is rejected for any reason. The Owner will in no event be bound, nor will possession be given unless and until this Lease is executed by the Owner and delivered

to the Tenant. No representations other than those contained within this Lease agreement have been made by Owner. All understandings and agreements heretofore made between the parties hereto are merged in this contract, which alone, fully and completely expresses the agreement between Owner and Tenant.

46. Military Service

Tenant represents that he/she are not in the military service or being supported by anyone in the military service at this time. In the event that during the tenancy the Tenant shall be supported by anyone in the military service, the Tenant agrees to notify the Owner of this change by certified mail, return receipt requested.

47. Personal Property

Tenant acknowledges that the Owner is not obligated to replace or maintain any personal property left in the apartment by a previous tenant. All of Tenant's personal property shall be kept in Tenant's apartment and shall not be allowed in the hallways or common areas of the Building.

48. Water beds

Tenant agrees not to keep furniture which contains water or other fluid, including but not limited to "water beds" in the apartment.

49. Indemnification

Tenant agrees to defend, indemnify and hold Landlord harmless from and against any claim or any loss, cost or expense (including attorneys' fees) for damages to any person or property in or upon the demised premises or any area allocated to or used exclusively by Tenant or its agents, employees or invitees arising out of Tenant's use or occupancy of said premises, or any act or neglect of Tenant or Tenant's servants, employees or agents, or any change, alteration or improvement made by Tenant in the demised premises or relating to any business or other activities conducted therein.

50. Employee Misconduct

Tenant shall not engage any employee of Owner for Tenant's personal use. In the event any employee of the Owner renders assistance in parking or delivery of an automobile or in the handling or delivery of any furniture, household goods, or other articles at the request of the Tenant or any lawful occupant, or at the request of any employee or guest of the Tenant, then said Owner's employee shall be deemed an agent of the person making such request and the Owner is expressly relieved from any and all loss or liability in connection therewith.

51. Pet Clause

Except as otherwise provided by a non-waivable provision of law, no bird, animal or reptile shall be kept or harbored in the Building unless the same in each instance is expressly permitted in writing by Owner, which permission shall be revocable by Owner at any time. In the event Owner consents to keeping an animal in the apartment, or in the event there is a waiver of the provisions of this paragraph by Owner, said consent or waiver must be in writing and the following rules shall apply to such animal: (i) The pet must not be a nuisance to the Owner, Owner's property, other tenants of the Building or guests or invitees entering the Building; (ii) Whenever the pet leaves an apartment and enters any public/common area of the Building, pet shall be leashed at all times; (iii) Dogs must never be allowed to urinate or defecate in landscaped areas, planters, or on or in the Building; (iv) All pets must be properly licensed, have appropriate yearly shots and be examined regularly; (v) In no event shall dogs be permitted in elevators or in any of the public portions of the Building unless carried or on a leash nor shall they be allowed in any Building garden; (vi) No pigeons or other birds or animals shall be fed from the window sills, terraces, balconies or in the yard, court spaces or other public portions of the Building, or on the sidewalk or street adjacent to the Building.

52. Garbage Recycling

The Tenant agrees at his sole cost and expense, to comply with all present and future laws, orders and regulations, commissions and boards regarding the collection, sorting, separation, and recycling of waste products, in accordance with the rules and regulations adopted by the Owner for the sorting and separation of such designated recyclable materials. Owner reserves the right, where permitted by law, to refuse to collect or accept from Tenant any waste products, garbage, refuse, or trash, which is not separated and sorted as required by law. Tenant shall pay all cost expenses, fines, penalties, or damages which may be imposed on Owner or Tenant by reason of Tenant's failure to comply with the provisions of this Article. Tenant's failure to comply with this Article shall constitute a violation of a substantial obligation of the tenancy, local statute and all of Owner's Rules listed in this Lease. Tenant shall be liable to

the Owner for any costs, expenses, or disbursements, including attorney's fees, incurred by Owner in the commencement and/or prosecution of any action or proceedings by Owner against Tenant, predicated upon Tenant's breach of this Article.

53. Notice

Whenever it is provided herein that notice, demand, request or other communication shall or may be given to or served upon either of the parties by the other, and whenever either of the parties shall desire to give or serve upon the other any notice, demand, request or other communication with respect hereto or the demised premises, each such notice, demand, request or other communication shall be in writing and, any law or statute to the contrary notwithstanding, shall be effective for any purpose if given or served as follows:

- a) If by Landlord, Landlord's servants, employees or attorneys, by mailing the same to Tenant by certified mail, postage prepaid, by express mail, or by overnight courier addressed to Tenant at 55 Reade Street, Apt#.6A, New York, NY 10007 or at such other address as Tenant may from time to time designate by notice given to Landlord by certified mail.

Notwithstanding the foregoing, Landlord may serve Tenant with any notices required pursuant to Real Property Law 226C regarding rent increases of greater than five (5%) percent by ordinary mail with a certificate of mailing or such notices may be emailed to Tenant and such service shall be deemed effective pursuant to this Lease.

- b) If by Tenant, by mailing the same to Landlord by certified mail, postage prepaid, by express mail, or by overnight courier addressed to Landlord at 73 Spring Street, 6th Floor, New York, NY 10012 or at such other address as Landlord may from time to time designate by notice given to Tenant by certified mail.

Every notice, demand, request or other communication hereunder shall be deemed to have been given or served at the time that the same shall be deposited in the United States mails or overnight courier, postage prepaid, in the manner aforesaid. Nothing herein contained however shall be construed to preclude personal service of any notice, demand, request or other communication in the same manner that personal service of a summons or other legal process may be made.

54. Electric Consumption

Tenant agrees to pay for the cost of all electricity consumed by Tenant in the Apartment, including, but not limited to electric charges for the operation of the heating systems and air conditioning units, washing machine and dryer, if applicable. Owner or its agent makes no representation whatsoever as to the cost of electric charges. Tenant acknowledges that Owner has made no promise of representation of any kind or nature with respect to the cost of electric charges and/or the amount of electric consumption utilized by any of the equipment in the Apartment, including but not limited, to the heating systems and air conditioning units, washing machines and dryer if applicable.

55. Clothes Washers and Clothes Dryers

Notwithstanding anything to the contrary contained herein, Tenant shall not install any clothes washing machine or clothes dryer in the apartment other than those currently installed.

56. Owner's Rules Contained in this Lease

Tenant has received and read a copy of the current Tenant Handbook for the Building, a copy of which is attached hereto and made a part hereof, as the same may be amended from time to time by the Owner, and will abide by the rules and regulations contained therein for the full term of this Lease. Owner reserves the right to rescind or amend any of these rules and regulations and to institute such other rules and regulations from time to time as may be deemed necessary for the safety, care, or cleanliness of the Apartment Building and for securing the comfort and convenience of all Tenants. The Owner shall not be liable to Tenant for the violations of any of these said rules or regulations or the breach of any of the items in any Lease by any other Tenant or occupant of the Building.

57. Abandoned Property

Whatever remains in the Apartment after Tenant vacates is considered abandoned by Tenant and at the election of the Owner, shall either be left in the Apartment or removed. Tenant shall be responsible for Owner's expenses and/or damages resulting from removal of abandoned property or restoration of the Apartment necessary to correct any damage caused by removal of Tenant's installation.

58. Notation on Checks

Writing, notations, statement or otherwise, written on the front or back of any check, money order, or other form of payment given to the Owner will not be considered part of this Lease and will not binding on the Owner. The Owner's acceptance, endorsement, deposit, or negotiation of the check, money order, or other form of payment will not be considered an acceptance of the conditions on the check and the Owner may accept the check as if the writing, statement, or notification did not exist. The Owner's acceptance of a check, money order, or other form of payment from a person or entity not on this Lease will not be considered acceptance of that party either as an occupant or a party to this Lease.

59. Failure to Pay Full Rent

The receipt by the Owner of any amount which is less than that amount of rent or additional rent owed by Tenant shall not be deemed a waiver of the right to collect the balance. Any payment of rent or additional rent which is less than the full amount owed, shall be deemed to be on account of and shall be applied to the earliest rent due.

60. Third Party Payment

Rent will only be accepted from Tenant. Tenant acknowledges that the Owner may not fully scrutinize and examine each check to see that the check submitted is the check of the Tenant. Accordingly, in the event a third party check is given for rental due and is accepted by the Owner, such acceptance shall not constitute a waiver of Owner's rights nor confer any rights upon the third party nor entitle the third party to make a claim as a Tenant or right to occupy the premises, or creates a Owner-Tenant relationship between the third party and Owner.

61. Noise; Floor Covering

No Tenant shall make or permit any disturbing noises or sounds in the Building or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other Tenants of the Building. No Tenant shall play or allow anyone to play any musical instrument, operate a sound system (including without limitation a phonograph, radio, television or other loud speaker) in an apartment between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if the same shall create sounds or vibrations which disturb or annoy other occupants of the Building. Noise or other sounds shall be deemed to be disturbing if they can be heard in the public hall.

No construction or repair work or other installation involving noise shall be conducted in any apartment except on weekdays (not including legal holidays) and only between the hours of 8:30 a.m. and 5:00 p.m.

62. Moving

Tenant can use the service elevator only to move furniture and possessions on designated days and hours that have been scheduled in advance and with prior approval from the Owner. Owner shall not be liable for any costs, expenses, or damages incurred by Tenant in moving because of delays caused by the unavailability of the elevator.

63. Invalidity of Any Provision

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

64. Attorney's Fees

Tenant agrees to pay Landlord upon demand, as Additional Rent, a sum equal to all costs and expenses (including attorneys fees), cost of investigation and disbursements) incurred by Landlord in enforcing any or all of its rights hereunder, specifically including the cost of collection of sums due through judicial proceedings, whether or not an action or proceeding is commenced, or levying and collection of any judgment or arbitration award in Landlord's favor.

65. Vacate Notice

Tenant agrees to supply Owner with sixty (60) days written notice or as provided by law prior to the expiration of this Lease in the event Tenant does not desire to renew the term hereof. In the event Tenant holds over beyond the expiration of the term and becomes a month to month tenant, Tenant shall be responsible to pay the full month rent for the month in which Tenant vacates. For example, if Tenant vacates on the fifth day of the month, Tenant shall be obligated to pay the rent for the entire month.

66. Keys and Locks

Owner may retain a pass key to the Apartment. Tenant may, at Tenant's sole cost, replace the cylinder to the door lock provided by the Owner with a cylinder of the Tenant's choosing. Tenant must return the original cylinder and keys to the Owner. In such event, Tenant must provide Owner with a duplicate key for entrance to the apartment in the event emergency conditions warrant such entry.

Keys may be left at the front desk for family, friends, guests, employees, or servants for no longer than 48 hours.

67. Lockout Fees

Tenant will be charged a fee of \$50 to unlock apartment entrance doors. Owner makes no representation that staff will be available at all times to provide access.

68. Roof

Tenant agrees and understands that he/she shall not be permitted to use the roof for any reason whatsoever.

69. Tenant Misrepresentation

It is agreed that in the event the Tenant shall in its application for an apartment which applications is incorporated by referenced herein, and made a part hereof, make any misrepresentation or untruthful statement, Owner may treat same as a violation of the covenant of this Lease, and the remedies provided under the terms of this Lease in the event of violation of the terms hereof shall become applicable thereto in addition to which Owner may seek rescission of this Lease by reason of such misrepresentation. In the event the Owner shall discover or ascertain such misrepresentation or untruthful statement before the commencement of the term hereunder, the Owner shall have the right to cancel this Lease by notifying the Tenant thereof and refusing occupancy to the Tenant.

70. No Regulation/Control

It is understood by the parties that this Lease and the premises are not subject to any New York City Rent Control or Rent Stabilization Laws. At the expiration hereof, Landlord and Tenant may or may not agree to renew this Lease.

71. Illegal Activity/Eviction

It is expressly agreed and understood that any Tenant, any member of Tenant's family, Tenant's employees, guests, or invitees who conduct any illegal trade or manufacture, or other illegal business on the premises in the Lease unit, common area, or grounds surrounding the Building shall be subject to immediate eviction from the premises.

72. Objectionable Conduct

Notwithstanding anything contained herein above to the contrary, and in particular, paragraph 17(1) b, Owner is not required to serve a notice of default in the event of objectionable conduct on the part of the Tenant as described in the paragraph above. In the event the objectionable conduct is deemed by Owner to be of a continuing nature, then Owner need only serve a six (6) day termination notice based upon the allegations of objectionable conduct.

73. No Oral Modification

This Lease may not be changed orally or by act or condition but only by agreement in writing, signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

74. Access

Within sixty (60) days prior to the expiration of the Lease, Tenant shall allow access to Landlord and its agents to show the premises to other prospective tenants.

75. Services

Owner is not required to provide any services or level of staffing other than those which are specifically set forth in this Lease. No portion of the rent herein is being paid for any such service and any discontinuance or failure to perform such service shall not constitute a decrease in services hereunder. It is further understood that if Owner elects to provide any additional service which were no tin effect as of the date of this Lease, such additional service shall not be deemed a service for which Tenant is paying rent and if Owner shall, during the term of this Lease, elect to withdraw such additional service from the Building, Owner shall not be subject to any liability nor shall Tenant be entitled to any compensation or diminution or abatement of rent nor such revocation or diminution be deemed a constructive or actual eviction.

Tenant acknowledges that Owner makes no representation and assumes no responsibility whatsoever with respect to the functioning or operation of any the human or mechanical security systems, if any, which Owner does or may provide. Tenant agrees that Owner shall not be responsible or liable for any bodily harm or property loss or damage of any kind or nature which Tenant or any members of his family, employees or guests may suffer or incur by reason of any claim that Owner, his agents or employees or any mechanical or electronic system in the Building has been negligent or has not functioned properly or that some other or additional security measure or system could have prevented the bodily harm or property loss or damage.

76. Sprinkler Heads

Tenant shall not paint over or in any way tamper with or cover any sprinkler heads in the Apartment because such activity may render the sprinkler inoperable. In the event that Tenant paints over or in any way damages a sprinkler head, Tenant shall be responsible for the full cost of replacement of the sprinkler head, which sum shall be collectible as additional rent. Tenant is advised that hot objects, if brought too close to a sprinkler head, may cause the sprinkler system to activate. In the event flooding should occur as the result of activation of any sprinkler head because of tampering, misuse of the Apartment or negligent conduct therein, Owner will repair any damage to the Building and/or the Apartment at Tenant's sole cost and expense, which cost and expense shall be paid by Tenant as additional rent under this Lease.

77. Fixtures

Tenant will not alter or paint any of the cabinets, appliances, or brick walls (if any).

78. Broker

Tenant represents that no broker brought about this Lease or if a broker did, in fact, bring about this Lease, Tenant has agreed with the broker to pay the broker's fee and Tenant agrees to hold Owner harmless from any claim for commission made by any broker in connection with this Lease including without limitation the cost of defense plus reasonable attorney's fees by an attorney selected by Owner to defend it. Owner shall not be subject to any liability nor shall Tenant be entitled to any compensation or diminution or abatement of rent, nor such revocation or diminution be deemed a constructive or actual eviction. At Owner's discretion, Owner shall have the option to pay all or part of the broker's fee, in consideration of which Tenant agrees to release and forever discharge Owner from any claim for commission made by any broker in connection with this Lease, and consents to the covenants and releases set forth in this paragraph above.

79. Binding Effect

This Lease shall not be binding upon Landlord until (a) it shall have been executed and delivered by Landlord to Tenant, (b) Landlord shall have collected all funds due hereunder as the initial payment. Submission of this Lease prior to the delivery hereof to Landlord shall not be deemed an offer to Lease. If any checks deposited hereunder as the security deposit or first month rent shall have been returned to the Landlord uncollected for any reason, at Landlord's option this Lease shall become null and void and of no further force and effect notwithstanding that both parties have executed this Lease.

80. Noises, Odors or Scents

Tenant acknowledges that Owner has not made any representations or promises with respect to noises or odors however arising and whether occurring inside or outside the Building, and Tenant waives and releases any claim, cause of action or set off by reason of or arising out of any noise, inconvenience, aromas, scents, odors, however arising, and whether occurring inside or outside the Building. Tenant shall not rescind this Lease or be entitled to any compensation or diminution or abatement or rent, not shall it fail to honor any other obligations under this Lease by virtue of any of the above mentioned items.

81. Changes and Alterations

Consent of Owner Required. You may not install walls or partitions. You shall not install light fixtures without Owner's prior written consent in each instance.

Painting; Flooring. You shall not cover, paint or chemically treat or in any other way alter or decorate or deface the kitchen cabinets, bathroom tile or exposed brick walls, if any, in the Apartment. You shall not scrape, stain or refinish any floors in the Apartment except as required by Owner as provided elsewhere in this Lease. You must get the prior written consent of Owner for any painting or decorating in the Apartment.

No Structural Alterations. You shall not, without first obtaining the written consent of Owner, make in the Apartment, or on any terrace, yard, balcony or patio that is accessible from the Apartment, any structural alteration of any kind or install any electrical or other equipment which may impose an excess load on existing electric, gas or water supplies. You shall not permit or suffer anything to be done or kept in the Apartment which will increase the rate of fire insurance on the Building or the contents thereof.

Mechanic's Liens. In case there shall be filed a notice of mechanics lien against the Building for or purporting to be for labor or materials alleged to have been furnished or delivered for the Apartment to or for You, You shall immediately cause such lien to be discharged by payment, bonding or otherwise and, if You shall fail to cause such lien to be discharged within ten (10) days after notice from Owner, then Owner may cause such lien to be discharged by payment, bonding or otherwise, without investigation as to the validity of or any offsets or defenses to such lien, and Owner may collect such amounts and all costs and expenses paid or incurred in connection with such lien from You, together with interest thereon from the time of payment of such lien as additional rent under this Lease.

82. Public Areas

Tenant acknowledges and agrees that:

- (i) the public halls or stairways of the Building shall not be obstructed or used for any purpose other than ingress to or egress from the apartments in the Building,
- (ii) no fire tower in the Building shall be obstructed in any way,
- (iii) no public hall shall be decorated or furnished by any person in any manner,
- (iv) children shall not play in the public halls, courts, plaza, public terraces, lobby, elevators, or fire towers,
- (v) children shall not be fed or diapered in the lobby or in any other public areas of the Building,
- (vi) housekeepers and caregivers shall not congregate in the lobby or in other public areas of the Building, and
- (vii) children shall, at all times be supervised by an adult while in the public areas of the Building.
- (viii) no pets shall be permitted in public areas.

83. Barbequing Prohibited

Tenant agrees that it shall not cook or barbecue on any balconies or terraces located in the Building, regardless of whether such balcony or terrace is part of the leased premises.

84. Fire or Casualty

A. If the Apartment becomes unusable, in part or totally, because of fire, accident or other casualty, this Lease will continue unless ended by Owner or by Tenant as provided below.

(i) If the Lease Is To Continue: If neither the Owner nor Tenant elect to end the Lease, then the obligation to pay rent shall cease at such time as Tenant (1) removes so much of Tenants property remaining in the Apartment as Tenant wishes to retrieve (i.e. all property that Tenant does not wish to abandon) and (2) notify Owner in writing that Tenant is surrendering possession of the Apartment. Owner will then repair and restore the Apartment. Upon completion of the renovation, the Owner will return possession of the Apartment to Tenant. The obligation to pay rent shall resume two (2) days after Owner has written (1) advising Tenant that Owner has renovated the apartment and (2) tendering possession of the Apartment back to Tenant.

(ii) Owner's Right to Terminate: If, after a fire, accident or other casualty in the Building, Owner decides to tear down the Building or to substantially rebuild it, Owner need not restore the Apartment but may end this Lease. Owner may do this even if the Apartment has not been damaged. If Owner makes a decision to tear down the Building or to substantially rebuild it, it may terminate the Lease by giving Tenant written notice of this decision within 60 days after the date when the damage occurred. If the Apartment is usable when Owner gives Tenant such notice, this Lease will end 60 days from the last day of the calendar month in which Tenant were given the notice.

(iii) Tenant's Right to Terminate: If the Apartment is completely unusable because of fire, accident or other casualty and it is not repaired within one hundred twenty (120) days of the date Tenant surrenders possession pursuant to the second sentence of this paragraph, Tenant may give Owner written notice that Tenant intends to end the Lease ("Tenant Notice"). If Tenant gives the Tenant Notice, this Lease is considered ended on the day set forth in the notice, which shall not be less than 15 and not more than 30 days after the date notice is give, and Tenant shall remove all of Tenants property from the Apartment and surrender possession of the Apartment to Owner on

or before the date set forth in the Tenant Notice. Anything left in the Apartment after the ending date specified in the notice shall be deemed abandoned. If the Apartment or Building is rendered completely or substantially unusable by a fire, accident, or other casualty, or if, after a fire, accident, or other casualty, the Owner decided to tear down the building or substantially rebuild it, (i) Owner may end this lease by giving notice to Tenant of the determination to end the Lease ("Owner Notice"). Owner is, under those circumstances, entitled to end the Lease even if the Apartment itself is undamaged. Said Tenant Notice and/or Owner Notice shall set forth an ending date for the Lease no less than 15 not more than 30 days after the date notice is given, and on the ending date so specified the lease shall end. Tenant shall, prior to that date, remove all of Tenants property from the Apartment. Anything left in the apartment after the ending date specified in the notice shall be deemed abandoned. If neither the Owner nor Tenant elect to end the Lease, then the obligation to pay rent shall cease at such time as Tenant (1) remove so much of Tenants property remaining in the Apartment as Tenant wish to retrieve (property that Tenant do not wish to abandon) and (2) notify Owner in writing that Tenant are surrendering possession of the Apartment. The obligation to pay rent shall resume two (2) days after Owner has written advising Tenant that Owner has renovated the apartment and tendering possession of the Apartment back to Tenant. Tenant shall not be entitled to compensation by reason of the inconvenience, annoyance, or loss arising from the necessity of repairing any portion of the Building or from delays in completing same.

- B. Nothing contained in this Article shall release Tenant from any liability for damages that Tenant may bear stemming from conduct by Tenant or Tenants Invitees causing the fire, accident or other casualty. Owner and Tenant agree that the agreement contained in this article is an agreement made in place of the provisions of Section 227 of the Real Property Law of New York.

85. Mold and Mildew

- (a) Tenant acknowledges that it is necessary for Tenant to provide appropriate climate control in the Apartment and take other measures to retard and prevent mold and mildew from accumulating in the Apartment. Tenant shall: (i) maintain the Apartment in clean condition, dust the Apartment on a regular basis and remove any visible moisture accumulation in or on the leased premises, including on windows, walls, floors, ceilings, bathroom fixtures, and other surfaces; mop up spills and thoroughly dry affected area as soon as possible after occurrence; and (ii) not block or cover any of the heating, ventilation or air-conditioning ducts in the Apartment and keep climate and moisture in the Apartment at reasonable levels.
- (b) Tenant shall promptly notify management in writing of the presence of the following conditions: (i) any evidence of a water leak or excessive moisture or standing water inside the Apartment or in any Common Area or the garage at the Building; (ii) any evidence of mold or mildew-like growth in the Apartment that persists after Tenant has tried several times to remove it with a common household cleaner containing disinfectants and/or bleach, (iii) any failure or malfunction in the heating, ventilation and air conditioning systems or the laundry equipment, if any, in the Apartment; and, (iv) any inoperable doors or windows.
- (c) If Tenant fails to comply with the provisions of this Article, then, in addition to Tenant's obligation to indemnify Owner in accordance with the terms of this Lease for all damage, loss, cost and expense, including attorneys fees and disbursements, suffered or incurred by Owner in connection with said failure to comply, Tenant shall also be responsible for all damage or loss to and all costs and/or expenses suffered or incurred by Tenant, Tenant's personal property and other occupants of the Building and their respective personal property.

86. Owner's Liability For Damages; Insurance

- A. **Damage To You or Your Invitees:** Unless caused by the gross negligence or willful misconduct of Owner or Owner's agents or employees or employees of agents, neither Owner nor Owner's agents or employees are responsible to you for any of the following: (1) any damage to Your person or property or Your Invitees person or property due to any accidental or intentional cause, even a theft or another crime committed in the Apartment or elsewhere in the Building; (2) any loss of or damage to your property delivered to any employee of the Building (eg. doorman, superintendent, etc); or (3) any damage or inconvenience caused to you by actions, negligence, or violations of a Lease by any other tenant or person in the Building except to the extent otherwise required by law; (4) any damage or inconvenience caused to you by actions deliberate, negligent, or otherwise, of any owners, or occupants of adjacent or contiguous property, or of any person not in any relationship to the Owner; or (5) any damage due to any other causes whatsoever. To cover any and all such losses (whether or not Owner is or may be liable), You are strongly encouraged to obtain "renters insurance" as provided below insuring against any damage to persons or

property of You or Your Invitees.

- B. Damage Included But Not Limited To:** The kinds of damage covered by "A" above include but are not limited to damage or loss of Your personal property (furniture, jewelry, clothing, etc.) and that of Your Invitees from theft, water, fire, vandalism, terrorist acts, acts of war, rains, storms, smoke, exposures, sonic booms, the failure to keep said Apartment in repair, any damage done or caused by or from plumbing, gas, water, sprinklers, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tanks or plumbing fixtures, in, above, upon or about the subject Apartment or Building, nor for any damage occasioned by water, snow or ice being upon or coming through the roof, sky lights, trap door or otherwise. You agree to obtain "renters insurance" as provided below insuring against any damage to persons or property of You or Your Invitees.
- C. Consequential Damages:** Neither Owner nor Owner's agents or employees or employees of agents shall be liable to You or Your Invitees for consequential damages arising from the breach of this Lease by Owner or Owner's agent. To cover any and all such losses (whether or not Owner is or may be liable), we strongly encourage You to obtain "renters insurance" as provided below insuring against any damage to persons or property of You or Your Invitees.
- D. Indemnity:** You agree to indemnify, defend and hold the Owner harmless from any liabilities, charges and expenses on account of or by reason of any injury or injuries of any kind whatsoever during the term of this agreement to Your or Your Invitees' persons or property and/or occasioned by the occupancy or use of the Apartment except due to Owner's gross negligence or willful misconduct. The provisions of this paragraph are subject to the waiver of subrogation provisions contained in this Lease.
- E. Insurance:** You agree to secure "renters insurance" to protect You and Your Invitees against loss or damage with minimum limits of \$100,000.00 per occurrence for bodily or personal injury and \$50,000.00 per occurrence with respect to property damage or such greater amount as is necessary to fully cover the value of any property that You or Your Invitees may have or bring into the Building. If you secure "renters insurance," You agree to name the Owner, its managing agents, and their respective principals and employees, as an "additional insureds" on such policy. You further agree that in the event You or Your Invitees suffer any damage or loss to its property or for bodily or personal injury, it shall first file a claim and look to its own insurance policy before making any claim against the Owner.

87. Non-Smoking Building

Tenant acknowledges and agrees that the Building is becoming a smoke-free Building and that smoking tobacco and non-tobacco products and using e-cigarettes and the like is banned anywhere in the Building, including in the Apartment. Tenant acknowledges and understands that the State and City of New York have enacted legislation specifically recognizing the health dangers inherent in environmental tobacco smoke, commonly known as "second-hand smoke". Tenant further acknowledges and understands that causing the infiltration of second-hand smoke into the common areas of the Building and/or into other apartments in the Building, may constitute a nuisance and health hazard and be a material infringement on the quiet enjoyment of the other tenants in the Building. For the foregoing reasons, Tenant acknowledges and agrees that Tenant, its invitees and guests, may not smoke tobacco, non-tobacco products or e-cigarettes and the like in the common areas of the Building and/or in the Apartment and that this policy is OF THE ESSENCE to this Lease, and Tenant covenants and agrees to abide by this provision.

In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control. Any term that is capitalized but not defined in this Addendum that is capitalized and defined in the Lease shall have the same meaning for purposes of this Addendum as it has for purposes of the Lease.

88. Assignment and Assumption

Supplementing Article 15 of the Lease, if a Tenant sublets or assigns the Lease pursuant to Article 15 of the Lease, Owner shall not be responsible to paint or make any improvements to the Apartment prior to the sublease or assignment. Any painting to be done (or filling in holes, cleaning the apartment or other work) prior to a sublease or assignment shall be the responsibility of Tenant.

89. Windows

Landlord is not responsible for cleaning windows and maintaining window treatments.

90. Paint

If Tenant paints any of the walls of the apartment a color other than white, prior to expiration of Lease, Tenant is responsible to have the walls painted white or cover the cost to do so.

91. **Short Term Leasing**

Tenant shall not violate Multiple Dwelling Law, the Housing Maintenance Code, the New York City Building Code, the Building’s Certificate of Occupancy or any other similar statute or law which, among other things, prohibits short-term leasing of an apartment. Tenant may not operate a commercial enterprise from the Premises. A violation of this provision is a violation of a substantial obligation of this Lease. If Tenant breaches this provision, Tenant acknowledges that, inter alia, (a) Tenant will be responsible for any and all penalties, fines, assessments, legal fees, costs and expenses that are incurred by Landlord as a result of Tenant’s breach and Tenant shall indemnify, defend and hold Landlord harmless with regard to any claims made against Landlord based upon Tenant’s violation of this provision and (b) the Lease may be immediately terminated without the benefit of a cure period.

92. **Counterpart and Electronic Signatures**

This Lease may be executed in two(2) or more counterparts, each of which will be deemed to be an original and each of which may be signed by electronic signature and delivered by electronic mail (including PDF, Docusign and sent by email, facsimile and any other transmission method) and any counterpart so delivered shall be deemed to have been duly and validly executed and delivered and shall be valid and effective for all purposes.

93. **Mutual Option To Renew**

Landlord and Tenant agree to an Option to Renew upon mutual consent of both parties for a second year, for the period commencing October 01, 2027 and expiring September 30, 2028 (the “Option Period”), at a monthly rent of \$15,150, with all other terms and conditions of the Lease to remain unchanged. Tenant shall notify Landlord in writing of his/her desire to renew the lease for the Option Period at least ninety (90) days prior to the expiration of the initial term of the Lease. Landlord shall either consent to the renewal or reject the renewal within ten (10) business days of receipt of Tenant’s written election notice. If landlord consents to the renewal, the Lease shall be deemed renewed. If Landlord rejects the renewal, the Lease shall terminate on the date set forth therein as if no renewal had occurred. For purposes of effectuating the renewal only, Tenant may email Landlord at Miriam@ualny.com and Landlord may respond to the email with its consent or rejection in order to have a valid renewal.

Should tenant fail to exercise its option to renew, Tenant shall give the Landlord and his agents access to show the premises to other prospective tenants within sixty (60) days before the expiration of this Lease.

93. YOU HAVE READ AND UNDERSTOOD AND AGREE TO ABIDE BY ALL OF THE PROVISIONS OF THE LEASE FORM AND THE WITHIN LEASE RIDERS AND SO ACKNOWLEDGE(S) BY SIGNING BELOW

New 379 Bridge LLC

<i>Jonathan Kimmel</i>	08/21/2026
Jonathan Kimmel (Tenant)	Date
<i>Nicola Goll-Kimmel</i>	08/21/2026

<i>Jody Laboz</i>	08/21/2026
Jody Laboz (Landlord)	Date

Nicola Goll-Kimmel (Tenant) Date

APPENDIX A



THE CITY OF NEW YORK
DEPARTMENT OF HEALTH
AND MENTAL HYGIENE

Michael R. Bloomberg, Mayor
Thomas R. Fildes, Jr., Commissioner

WINDOW GUARDS REQUIRED

Lease Notice to Tenant

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

Jonathan Kimmel & Nicola Goll-Kimmel

Tenant (Print)

Jonathan Kimmel

08/21/2026

08/21/2026

Tenant's Signature:

Nicola Goll-Kimmel

Date

55 Reade Street

6A

Tenant's Address

Apt No.

RETURN THIS FORM TO:

New 379 Bridge LLC

Owner/Manager

73 Spring Street, 6th Floor, New York, NY 10012

Owner/Manager's Address

**For Further Information Call:
Window Falls Prevention (212) 676-2162**

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

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

Name of tenant(s): Jonathan Kimmel & Nicola Goll-Kimmel

Subject Premises: 55 Reade Street

Apt. #: 6A

Date of vacancy lease: _____

BEDBUG INFESTATION HISTORY
(Only boxes checked apply)

- ☒ There is no history of any 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: _____

08/21/2026

Signature of Tenant(s): Jonathan Kimmel Nicola Goll-Kimmel Dated: 08/21/2026

Signature of Owner/Agent: Jody Laboz Dated: 08/21/2026

Disclosure of Information on Lead-Based Paint and /or Lead-Based Paint Hazards

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) ☒ Lessor has no knowledge of lead-based paint and /or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list documents below).

(ii) ☒ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgement (initial)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Jody Laboz 08/21/2026
 Lessor _____ Date _____
 Jody Laboz
 Lessee _____ Date _____
 Jonathan Kimmel
 Lessee _____ Date _____
Jonathan Kimmel 08/21/2026

 Lessor _____ Date _____
Nicola Goll-Kimmel 08/21/2026
 Lessee _____ Date _____
 Nicola Goll-Kimmel
 Agent _____ Date _____

ANNUAL NOTICE REGARDING INSTALLATION OF STOVE KNOB COVERS

The owner of this building 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.

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 (INSERT DATE):

☐ 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.

JK ☐ 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.

Jonathan Kimmel (Tenant Signature) 08/21/2026 (DATE)

Print Name, Address, and Apartment Number:

Jonathan Kimmel & Nicola Goll-Kimmel

55 Reade Street, Apt#6A, New York, NY 10007

Return this form to: (Owner address): New 379 Bridge LLC

73 Spring Street, 6th Floor, New York, NY 10012

LEASE RIDER/NOTICE

FLOOD HISTORY AND RISK LEASE RIDER/NOTICE TO RESIDENTIAL TENANTS

Pursuant to and in accordance with New York State Real Property Law Section 231-b, all residential leases shall provide notice of pervious flood history and current flood risk of the leased premises.

The owner of 55 Reade Street, Apt#6A, New York, NY 10007 ("Leased Premises") hereby provides such notice by checking one of the following options:

- ☐ Any or all of the Leased Premises is located wholly or partially in a Federal Emergency Management Agency ("FEMA") designated floodplain.
- ☐ Any or all of the Leased Premises is located wholly or partially in the Special Flood Hazard Area ("SFHA"; "100-year floodplain") according to FEMA's current Flood Insurance Rate Maps for the leased premises' area.
- ☐ Any or 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 (attach addendum if more space is needed): _____

☐ 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 encouraged to examine your policy to determine whether you are covered.

Owner Name	<u>New 379 Bridge LLC</u>	
Owner Signature	<u><i>Jody Labez</i></u>	Date: <u>08/21/2026</u>
Tenant Name	<u>Jonathan Kimmel</u>	
Tenant Signature	<u><i>Jonathan Kimmel</i></u>	Date: <u>08/21/2026</u>
Tenant Name	<u>Nicola Goll-Kimmel</u>	
Tenant Signature	<u><i>Nicola Goll-Kimmel</i></u>	Date: <u>08/21/2026</u>

THE REAL ESTATE BOARD OF NEW YORK, INC. SPRINKLER DISCLOSURE LEASE RIDER

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.

Name of tenant(s): Jonathan Kimmel & Nicola Goll-Kimmel _____
 Lease Premises Address: 55 Reade Street, New York, NY 10007 _____
 Apartment Number: 6A _____ (the "Leased Premises")
 Date of Lease: August 19, 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 :	Name: <u>Jonathan Kimmel</u>				
	Signature: <u><i>Jonathan Kimmel</i></u>		Date	<u>08/21/2026</u>	
	Name: <u>Nicola Goll-Kimmel</u>				
	Signature: <u><i>Nicola Goll-Kimmel</i></u>		Date:	<u>08/21/2026</u>	
Owner	Name: <u>New 379 Bridge LLC</u>				
	Signature: <u><i>Jody Laboz</i></u>		Date	<u>08/21/2026</u>	

LEASE/COMMENCEMENT OF OCCUPANCY NOTICE FOR INDOOR ALLERGEN HAZARDS

1. The owner of this building is required, under New York City Administrative Code section 27-2017.1 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 Department 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 of this building 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, New 379 Bridge LLC (owner or representative name in print), 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 any carpeting and furniture that I have provided to the tenant. I have performed the required work using the safe work practices provided in the law.

Signed: *Jody Laboz*

Print Name: Jody Laboz

Date: 08/21/2026