# STANDARD FORM OF APARTMENT LEASE

**PREAMBLE:** This lease contains the agreements between You (also referred to as the Tenant) and Owner (also referred to as the Landlord) 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 27, 2026**
between Owner, **120 W 23rd St LLC**
whose address is **579 Fifth Avenue, 4th Floor, New York, NY 10017**
AND
You, **Amanda Hodak** the Tenant(s),
whose address is **3030 Monticello Ave Apt 2001, Dallas, TX 75205**.

1. **APARTMENT AND USE** Owner agrees to lease to Tenant Apartment **07B** in the Building at **120 W 23rd St New York, NY 10011**. The Apartment may be occupied only by (A) Tenant, (B) members of Tenant's immediate family, and (C) 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 and breach of a substantial obligation of the tenancy created by this Lease.

2. **LENGTH OF LEASE** The term (that means the length) of this Lease is **1 year**, beginning on **September 01, 2026** and ending on **August 31, 2027**. If Tenant does not do everything Tenant agrees 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, Tenant may have the right to end the Lease before the ending date.

3. **RENT** Tenant's monthly rent for the Apartment is **$5,800.00**. Tenant 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 Tenant of by written notice. Tenant must pay the first month's rent to Owner when Tenant signs this Lease if the lease begins on the first day of the month.

4. **SECURITY DEPOSIT** Tenant is required to give Owner the sum of **$5,800.00** when Tenant signs this Lease, as a security deposit, which is called in law a trust. This security may be treated as additional rent pursuant to this Lease. Upon Tenant providing Owner with Tenant's Social Security Number, the security will be deposited by Owner in an interest-bearing account with **Your security deposit will be held with Rentable's partner bank and information will be provided in the Rentable Platform**, **If you have specific questions, please reach out to support@rentable.com**, but Owner reserves the right to change the depository without prior notice to Tenant. The bank account will earn interest at the rate set by the bank from time to time, for similar residential security deposit accounts. This rate may be less than other types of accounts and may be less than the maximum available interest rate offered by the banking institution.