

**“ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF TENANTS AND LANDLORDS UNDER THE RENT STABILIZATION LAW.” (“LOS DERECHOS Y RESPONSABILIDADES DE INQUILINOS Y CASEROS ESTÁN DISPONIBLE EN ESPAÑOL”).**

**STANDARD FORM OF APARTMENT LEASE  
THE REAL ESTATE BOARD OF NEW YORK, INC.**

**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 and 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 September 15, 2021 between Owner, 225 East 26th Street, LLC , whose address is 346 Park Avenue South, 3rd Floor, NY, NY 10010 and You, the Tenant(s), Lauren Decastro, whose address is 40 Forest Dr, Watchung, NJ, 07069.

**1. APARTMENT USE**

Owner agrees to lease to You Apartment 4M in the Building at 225 East 26th Street, NY, NY in the 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 one (1) year, 0 months, and 0 days, beginning on September 24, 2021 and ending on September 23, 2022.

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 \$3,640.37\* until adjusted pursuant to Article 4 below in addition to the monthly or weekly charge in consideration for Your use and occupation of the of building as set forth on any rider annexed to this Lease. 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, Tenant must pay when Tenant signs this Lease one (1) full months’ rent and for the next full calendar month Tenant shall pay a prorated rent based on the number of days the Lease began after the first day of the month (for example, if the beginning date of this Lease is the 16th day of the month, Tenant would pay for fifteen (15) out of thirty (30) days, or one-half (1/2), of a full months’ rent for the second calendar month). In any event, if the lease commencement date shall not occur on the first day of a calendar month, the term shall also include the remainder of the month in which the lease commencement date occurred. 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. Owner need not give notice each month to Tenant to pay the rent. Rent must be paid in full and no amount subtracted from it.

**\*Notwithstanding the legal regulated rent set forth above, please see the attached Preferential Rent Rider.**

**4. RENT ADJUSTMENTS**

If this Lease is for a Rent Stabilized apartment, the rent shall be adjusted up or down during the Lease term, including retroactively, to conform to the Rent Guidelines. Where Owner, upon application to the State Division of Housing and Community Renewal (“authorized agency”) is found to be entitled to an increase in rent or other relief, You and Owner agree: a. to be bound by such determination; b. where the

authorized agency has granted an increase in rent, You shall pay such increase in the manner set forth by the authorized agency; c. except that in the event that an order is issued increasing the stabilization rent because of Owner hardship, You may, within (30) days of your receipt of a copy of the order, cancel your lease on sixty (60) days written notice to Owner. During said period You may continue in occupancy at no increase in rent.

Pursuant to Real Property Law Section 238-a(2), You shall be obligated to pay a late fee if payment of rent has not been received within five days of the first day of each month. Late fee shall be the lesser of \$50.00 or five percent of the monthly rent in addition to legal interest at the maximum amount allowable at law. You will also be liable to pay all bank fees and charges for any check which is dishonored or returned.

## 5. SECURITY DEPOSIT

You are required to give Owner the sum of \$2,342.00 (such amount not to exceed one (1) months' rent pursuant to The Housing Stability and Tenant Protection Act of 2019) when You sign this Lease as a security deposit, which is called in law a trust. Owner will deposit this security at bank at First Republic Bank with an address of 1230 Avenue of the Americas, NY, NY 10020.

If the Building contains six or more apartments, the bank account will earn interest. If You carry out all of your agreements in this Lease, at the end of each calendar year Owner or the bank will pay to Owner 1% interest on the deposit for administrative costs and to You all other 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 the Security Deposit and interest where applicable, within fourteen (14) days after the later of (i) the date this Lease ends, or (ii) the date You vacate the Apartment. However, if You are in default of Your obligations under this Lease and/or there are any damages to the Apartment beyond ordinary wear and tear or damage caused by fire or other casualty, Owner may keep all or part of the Security Deposit to cover missed rent payments, other losses or expenses incurred and reasonable repairs of such damage and Owner shall provide You with an itemized statement indicating the basis for the amount of the Security Deposit retained within the aforementioned fourteen (14) day period.

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.

## 6. 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.

## 7. CAPTIONS

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

## 8. 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.

## 9. CARE OF YOUR APARTMENT; END OF LEASE; MOVING OUT

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

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

C. If Tenant fails to maintain the Apartment or make a needed repair or replacement as required hereunder, Owner may hire a professional and make such maintenance, repairs or replacements at Tenant’s sole cost and expense. Owner’s reasonable expense will be payable by Tenant to Owner as additional rent within ten (10) business days after Tenant receives a bill from Owner

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

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

**10. CHANGES AND ALTERATIONS TO APARTMENT**

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

B. Without Owner's prior written consent, Tenant 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, Tenant cannot place in the Apartment water-filled furniture.

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

**11. 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, including the Rent Stabilization Code and Law, 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, penalties 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 provisions and rules of this Lease.

**12. OBJECTIONABLE CONDUCT**

As a tenant in the Building, You will not engage in nor permit family members, guests or invitees to 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.

**13. 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 charge is included in the rent on Page 1, or if You buy electricity or gas from Owner for a separate (sub metered) 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 after the end of this 10-day notice, Owner begins to substitute an automatic control type of elevator and proceeds diligently with its installation. 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.

**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 storerooms or laundries.

**14. 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.

**15. 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.

**16. 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. and in accordance with the provisions of the Rent Stabilization Code and Law, relating to subletting. 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 subject to Real Property Law §227-e.

**17. DEFAULT**

- I. 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 other than Article 12 of this Lease; **B.** You do not take possession or move into the Apartment 15 days after the beginning of this Lease; **C.** You and other legal occupants of the Apartment move out permanently before this Lease ends.
- II. 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 ten days (the “Cure Period”). You must then either stop or correct the default within the Cure Period, or, if You need more than the Cure Period, You must begin to correct the default within the Cure Period and continue to do all that is necessary to correct the default as soon as possible.

- III. If You do not stop or begin to correct a default in the Cure Period or if You or other legal occupants or guests engage in Objectionable Conduct as defined in this Lease, Owner shall give You a written notice that this Lease will end seven (7) days after the date the written notice is sent to You. At the end of the seven (7) day period, this Lease will end and You then must move out of the Apartment. If you fail to vacate on the date set forth in the termination notice, Owner shall commence an action or proceeding to recover possession. Even though this Lease ends, You will remain liable to Owner for unpaid rent up to the end of the term of this Lease set forth in Article 2 or any renewal thereof, the fair market value of your occupancy, if any, after the end of the Lease, and damages caused to Owner after that time as stated in Article 18 and as permitted by law.
- IV. If You do not pay your rent when this Lease requires, notwithstanding any other remedies available to it at law or at equity, Owner or Owner’s agent may send you by certified mail a written notice stating the Owner or Owner’s agent did not receive payment for rent within five (5) days of the date specified in the Lease. This does not waive, impair or modify Your obligation to pay rent by the first day of each month. If You fail to pay Owner the rent as demanded in a 14-day statutory written rent demand, Owner may commence a summary nonpayment eviction proceeding based upon the non-payment of rent.
- V. 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.

**18. 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. Notwithstanding the foregoing, if You vacate the Apartment in violation of the terms of this Lease, only then shall Owner use reasonable efforts to re-rent the Apartment at the lesser of the fair market value of the Apartment or the rent paid under this Lease pursuant to Real Property Law §227-e.
- 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 except to the extent limited by Real Property Law §227-e if applicable; 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 except in the event of a default judgment.
- 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. 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.

**19. 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 17 and 18 of this lease.

**20. 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, including any appliances in the Apartment, which result from misuse, omissions or negligence by Tenant, the permitted occupants of the Apartment, the Tenant Parties or any other visitors to the Apartment;
2. Correcting any violations of city, state or federal laws or orders and regulations of insurance rating organization concerning the Apartment or the Building which Tenant, the permitted occupants of the Apartment, the Tenant Parties, or any other persons who visit the Apartment or work for Tenant have caused;
3. Preparing the Apartment for the next tenant if Tenant moves out of the Apartment before the Lease ending date without Owner's prior written consent;
4. Any legal fees and disbursements for the preparation and service of legal notices; legal actions or proceedings brought by Owner against Tenant because of a default by Tenant under this Lease; or for defending lawsuits brought against Owner because of the actions of Tenant, the permitted occupants of the Apartment, the Tenant Parties or any other persons who visit the Apartment;
5. Removing any of Tenant's property from the Apartment after this Lease is ended;
6. Any miscellaneous charges payable to the Owner for services Tenant requested that are not required to be furnished Tenant under this Lease for which Tenant has failed to pay the Owner and which Owner has paid;
7. All other fees and expenses incurred by Owner because of the failure to obey any other provisions and agreements of this Lease by Tenant, the permitted occupants of the Apartment, the Tenant Parties or any other persons who visit the Apartment or work for Tenant.

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 4 of this Article 20 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§ 234.

## **21. 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.

## **22. 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 by way of subrogation.

### **23. 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, 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.

### **24. SUBORDINATION CERTIFICATE AND ACKNOWLEDGEMENTS**

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 acknowledgement of the “subordination” in the form that Owner requires.

You also agree to sign (if accurate) a written acknowledgement 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.

### **25. 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 Articles 22, 23, and 24.

### **26. BILLS AND NOTICE; ELECTRONIC SIGNATURES**

- 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 (a) addressed to You at the Apartment and delivered to You personally or sent by registered or certified mail to You at the Apartment or (b) sent to You electronically to an email address You have provided to Owner or an email address from which You communicated by email to Owner. The date of service of any written notice by Owner to You under this Lease is the date of delivery or mailing of such notice.
- 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.
- C. An electronic signature on this Lease, rider or any renewal of Owner or Tenant shall be deemed an original document and a binding signature pursuant to the Electronic Signatures and Records Act of the State Technology Law.

### **27. NO SHORT-TERM RENTAL**

Under no circumstances shall Tenant put a listing for the Apartment on Airbnb or for other similar short term rental (i.e., a rental for less than thirty (30) days), or use the Apartment for same. If Tenant does so, Owner has the right to immediately terminate this Lease.

TENANT ACKNOWLEDGES AND AGREES THAT THE FOREGOING IS A MATERIAL INDUCEMENT FOR Owner TO ENTER INTO THIS LEASE, AND BUT FOR SAID COVENANT, Owner WOULD NOT HAVE EXECUTED THIS LEASE AGREEMENT. IF TENANT DISREGARDS THIS AGREEMENT, IN ADDITION TO THE RIGHT OF INJUNCTION, AND THE RIGHT TO TERMINATE THIS LEASE ON SEVEN (7) DAYS’ WRITTEN NOTICE TO TENANT WITHOUT ANY RIGHT TO A CURE PERIOD, AND ANY AND ALL REMEDIES AVAILABLE UNDER THIS LEASE AND AT LAW OR EQUITY, TENANT SHALL ALSO BE RESPONSIBLE FOR ANY AND ALL FINES AND PENALTIES IMPOSED BY

28. GIVING UP RIGHT TO TRIAL BY JURY AND COUNTERCLAIM

Both You and Owner agree to give up the right to a trial by jury in a court action, proceeding or counter claim 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.

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.

29. 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.

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

By signing this Lease Tenant acknowledges that Owner, Owner's representatives or superintendent has not made any representations or promises with respect to the Building or the Apartment except as herein expressly set forth. After signing this Lease but before Tenant begins occupancy, Tenant shall have the opportunity to inspect the Apartment with Owner or Owner's agent to determine the condition of the Apartment.

If Tenant requests such inspection, the parties shall execute a written agreement before Tenant begins occupancy of the Apartment attesting to the condition of the Apartment and specifically noting any existing defects or damages. Before taking occupancy of the Apartment, Tenant has inspected the Apartment (or Tenant has waived such inspection) and Tenant accepts it in its present condition "as is," except for any condition which Tenant could not reasonably have seen during Tenant's inspection. Tenant agrees that Owner has not promised to do any work in the Apartment except as specified in a rider to be annexed hereto (if any) and made apart hereof.

~~31. RENT INCREASE FOR MAJOR CAPITAL IMPROVEMENT~~

~~Owner advises you that an application for increase in stabilized rent on the ground of a building-wide major capital improvement dated \_\_\_\_\_ Docket No. \_\_\_\_\_ is now pending before the State Division of Housing and Community Renewal ("Agency"). Such application involves the following major capital improvements which are now completed or in progress: \_\_\_\_\_~~

You agree that the stabilized rent herein may be increased during the term of this lease by reason of such improvement as of a date and in the amount permitted by an order from the Agency.

32. DEFINITIONS

- A. **Owner:** The term "Owner" means the person or organization receiving or entitled to receive rent from You or 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.

33. 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.

**34. PUBLIC ACCESS WAYS**

- A. Tenant 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 or deliveries.
- B. Baby carriages, bicycles or other property of Tenant shall not be allowed to stand in the halls, passageways, public areas or courts of the Building.

**35. LAUNDRY**

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

**36. KEYS AND LOCKS**

Owner may retain a pass key to the Apartment. Tenant may install on the entrance of the Apartment an additional lock of not more than three inches in circumference. Tenant may also install a lock on any window but only in the manner provided by law. Immediately upon making any installation of either type, Tenant 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 Tenant, Tenant must deliver keys to Owner. At the end of this Lease, Tenant must return to Owner all keys either furnished or otherwise obtained. If Tenant loses or fails to return any keys which were furnished to Tenant, Tenant shall pay to Owner the cost of replacing them.

**37. NOISE**

Tenant, Tenant Parties and permitted occupants 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 and shall not play a musical instrument or operate or allow to be operated a phonograph, radio or television set so as to disturb or annoy any other tenant in the Building.

**38. NO PROJECTIONS**

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.

**39. NO PETS**

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. TENANT’S 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.

Notwithstanding the foregoing, Tenant is permitted to harbor one (1) three pound, Toy Yorkiepool (Bowie) dog in the Apartment.

**40. MOVING**

Tenant 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 Tenant in moving because of delays caused by the unavailability of the elevator.

**41. FLOORS**

Apartment floors shall be covered with rugs or carpeting to the extent 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.

**42. COUNTERPARTS**

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

**43. GARBAGE, REFUSE AND RECYCLING**

Tenant shall comply with the rules and regulations of the Building in all respects, including, but not limited to, those regarding garbage and recycling laws. Tenant shall not place any large articles outside of the Apartment except in compliance with the rules and regulations of the Building in all respects. Carpets, rugs or other articles shall not be hung or shaken out of any window of the Building. Tenant shall not sweep or throw or permit to be swept or thrown any dirt, garbage or other substances out of the windows or into any of the halls, elevators or elevator shafts.

**44. TERRACE/BALCONY (IF APPLICABLE)**

All of the terms and conditions of this Lease apply to the terrace, balcony and/or backyard (as applicable). Tenant’s use of the terrace or balcony must comply with any rules that may be provided to Tenant by Owner. Tenant shall clean the terrace or balcony and keep the terrace or balcony free from snow, ice, garbage and other debris. No cooking is allowed on the terrace or balcony except as may be otherwise permitted by law. Tenant may not install a fence or any addition on the terrace or balcony. Tenant is responsible for making all repairs to the terrace or balcony if caused by Tenant, the Tenant Parties or any other visitor to the Apartment, at Tenant’s sole expense.

**45. TOILETS/PLUMBING FIXTURES**

The toilets and plumbing fixtures shall only be used for the purposes for which they were designed or built for. No feminine hygiene products or, sweepings, rubbish bags, acids may be discarded in the toilets or plumbing fixtures.

**46. EMERGENCIES**

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

**47. MOVING IN, VACATING APARTMENT AND TERMINATION**

- A. Should Owner become concerned with the inadequate care and/or supervision of Tenant’s moving company’s crew, Tenant shall instruct moving personnel to comply with Owner’s reasonable request for added protection throughout the Apartment. All moving personnel must be fully insured and reasonable proof of such insurance must be supplied to Owner before moving will be permitted on or in the Apartment.
- B. In the course of Tenant’s moving in, out or having items delivered to the Apartment, should there be any damage to the halls, doors or any other part of the Apartment or the Building, Tenant shall be responsible to pay for the repair of such damage.

**48. LEAD BASED PAINT**

Owner and Tenant shall sign and complete the lead-based paint and/or lead-based hazard disclosure annexed as a rider to this Lease.

**49. WINDOW GUARDS**

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

**50. BED BUG DISCLOSURE**

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

**51. SPRINKLER DISCLOSURE**

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

52. OCCUPANCY NOTICE FOR INDOOR ALLERGEN HAZARDS

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

53. STOVE KNOB COVERS

Simultaneously with the execution of this Lease, Tenant shall complete, sign and deliver to Owner the Annual Notice for Tenants in Multiple Dwelling Units with Gas-Powered Stoves.

54. SMOKING POLICY

Owner has attached as a rider the smoking policy for the Building.

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

Witnesses

DocuSigned by:

*Lauren Johnson*

296CCE8C06A4A6A

[L.S.]

225 East 26th Street, LLC

Owner’s Signature

DocuSigned by:

*Lauren Decastro*

7BACCD4A35B5452

[L.S.]

Lauren Decastro,

Tenant’s Signature

GUARANTY

The undersigned Guarantor guarantees to Owner the strict payment 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 and/or Additional 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 this guaranty shall remain in full effect even if the Lease is renewed, assigned, 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 such action, proceeding or counterclaim brought against the other on any matters concerning the attached Lease or the Guaranty. Guarantor will pay reasonable attorneys’ fees, court costs and other expenses incurred by Owner in enforcing or attempting to enforce this Guaranty. This Guaranty shall be binding upon the Guarantor and shall inure to the benefit of the Owner, and their respective heirs, distributees, executors, administrators, successors and assigns. The Guarantors shall be jointly and severally liable under this Guaranty.

Guarantor further agrees that if Tenant becomes insolvent or shall be adjudicated a bankrupt or shall file for reorganization or similar relief or if such petition is filed by creditors of Tenant, under any present or future Federal or State law, Guarantor’s obligations hereunder may nevertheless be enforced against the Guarantor. The termination of the Lease pursuant to the exercise of any rights of a trustee or receiver in any of the foregoing proceedings, shall not affect Guarantor’s obligation hereunder or create in Guarantor any setoff against such obligation. Neither Guarantor’s obligation under this Guaranty nor any remedy for enforcement thereof, shall be impaired, modified or limited in any manner whatsoever by any impairment, modification, waiver or discharge resulting from the operation of any present or future operation of any present or future provision under the National Bankruptcy Act or any other statute or decision of any court. Guarantor further agrees that its liability under this Guaranty shall be primary and that in any right of action which may accrue to Owner under the Lease, Owner may, at its option, proceed against Guarantor and Tenant, or may proceed against either Guarantor or Tenant without having commenced any action against or having obtained any judgment against Tenant or Guarantor.

Dated:

Guarantor Signature: \_\_\_\_\_

Guarantor Name: Address:

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF NEW YORK )

On the \_\_\_\_day of \_\_\_\_\_ in the year 2021 , before me, the undersigned, a Notary Public in and said State of New York, personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

Apartment

Premises

Tenant

Expires





State of New York  
Division of Housing and Community Renewal  
Office of Rent Administration  
Gertz Plaza  
92-31 Union Hall Street  
Jamaica, New York 11433  
Web Site: [www.hcr.ny.gov](http://www.hcr.ny.gov)

Revision Date: September 2019

New York City LEASE Rider For Rent Stabilized Tenants

FAILURE BY AN OWNER TO ATTACH A COPY OF THIS RIDER TO THE  
TENANT’S LEASE WITHOUT CAUSE MAY RESULT IN A FINE OR OTHER  
SANCTIONS

NOTICE

This Rider, with this Notice, must be attached to all vacancy and renewal leases for rent stabilized apartments. This Rider was prepared pursuant to Section 26-511(d) of the New York City Rent Stabilization Law.

This Rider must be in a print size larger than the print size of the lease to which the Rider is attached. The following language must appear in bold print upon the face of each lease: **“ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF TENANTS AND LANDLORDS UNDER THE RENT STABILIZATION LAW.”**

This Rider has been updated to reflect the changes made by the Housing Stability and Tenant Protection Act of 2019.



If Box A is checked, the owner **MUST** show how the rental amount provided for in such vacancy lease has been computed above the previous legal regulated rent by completing the following chart. In addition, the owner **MUST** complete the Notice To Tenant Disclosure of Bedbug Infestation History, as required by the NYC Housing Maintenance Code Section 27-2018.1, which is required to be served on the tenant with this Lease Rider.

ANY INCREASE ABOVE THE PREVIOUS LEGAL REGULATED RENT MUST BE IN ACCORDANCE WITH ADJUSTMENTS PERMITTED BY THE RENT LAWS and RENT STABILIZATION CODE.

VACANCY LEASE RENT CALCULATION

Status of Apartment and Last Tenant (Owner to Check and Complete Appropriate Box - (A), (B), (C), or (D). Choose only one.)

|                                     |                                                                        |            |
|-------------------------------------|------------------------------------------------------------------------|------------|
| <input checked="" type="checkbox"/> | (A) This apartment was rent stabilized when the last tenant moved out. | X          |
| <input type="checkbox"/>            |                                                                        |            |
| <input type="checkbox"/>            | Address: <b>225 East 26th Street, NY, NY Apt. 4M</b>                   |            |
| <input type="checkbox"/>            |                                                                        |            |
| <input type="checkbox"/>            | 1. Previous Legal Regulated Rent                                       | \$3,640.37 |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <div>2. Guideline increase based on (1 year) or (2 year) lease. Circle one. ( _____%)<br/><div><div></div><div>\$ _____</div></div><br/>(<b>Note:</b> a guideline increase, if authorized by the Rent Guidelines Board, can<br/><div><div></div><div>—</div></div><br/>only be taken once per guideline year)</div> <div>3. Individual Apartment Improvements (IAI)<br/><br/>In order to collect rent increase for the IAI, you <b>MUST</b> complete the itemized list below and enter the increase in <b>Line 3-G</b> (below).</div> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | <b><u>Tenant Request for Documentation</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|  | Check the box if you want to request at this time, from the owner, copies of documentation (e.g., bills, invoices, cancelled checks, etc.) that clarify and support the individual apartment improvement(s) cost detailed in this rider. If you do not request it now, you have the lawful right to request it within 60 days<br>of the execution of the lease, by certified mail and the owner must then provide the documentation within 30 days either by certified mail or by personal delivery with a signed acknowledgement receipt by tenant. (Refer to Rider Section 3, Provision 4 - Other Rent Increases, Individual Apartment Improvements.) |  |

**Individual Apartment Improvements (IAI)**

**NOTE:** Before completing this section, refer to the IAI limitations described in Section 3 - Provision 4 of this document.

**Items**

**3-A. Bathroom Renovation (check all applicable items)**

|  |  |                                                                                             |            |
|--|--|---------------------------------------------------------------------------------------------|------------|
|  |  | Complete Renovation (if this box is checked you are not required to check individual items) |            |
|  |  | OR                                                                                          |            |
|  |  | Individual Items (check all applicable items)                                               |            |
|  |  | Sink                                                                                        |            |
|  |  | Shower Body                                                                                 |            |
|  |  | Toilet                                                                                      |            |
|  |  | Tub                                                                                         |            |
|  |  | Plumbing                                                                                    |            |
|  |  | Cabinets                                                                                    |            |
|  |  | Vanity                                                                                      |            |
|  |  | Floors and/or Wall Tiles                                                                    |            |
|  |  | Other (describe) _____                                                                      |            |
|  |  | Total Costs for Parts and Labor <b>3-A.</b>                                                 | _____<br>— |

**3-B. Kitchen Renovation (check all applicable items)**

|  |  |                                                                                             |  |
|--|--|---------------------------------------------------------------------------------------------|--|
|  |  | Complete Renovation (if this box is checked you are not required to check individual items) |  |
|  |  | OR                                                                                          |  |
|  |  | Individual Items (check all applicable items)                                               |  |
|  |  | Sink                                                                                        |  |
|  |  | Stove                                                                                       |  |
|  |  | Refrigerator                                                                                |  |
|  |  | Dishwasher                                                                                  |  |
|  |  | Cabinets                                                                                    |  |
|  |  | Plumbing                                                                                    |  |

|  |  |                                             |       |
|--|--|---------------------------------------------|-------|
|  |  | Floors and/or Wall Tiles                    |       |
|  |  | Countertops                                 |       |
|  |  | Other (describe) _____                      |       |
|  |  | Total Costs for Parts and Labor <b>3-B.</b> | _____ |

**3-C. Other (check all applicable items)**

|  |  |                        |  |
|--|--|------------------------|--|
|  |  | Doors                  |  |
|  |  | Windows                |  |
|  |  | Radiators              |  |
|  |  | Light Fixtures         |  |
|  |  | Electrical Work        |  |
|  |  | Sheetrock              |  |
|  |  | Other (describe) _____ |  |

Total Costs for Parts and Labor **3-C.** \_\_\_\_\_

**3-D. Subtotal Costs for Parts and Labor (sum of 3-A, 3-B and 3-C) 3-D.** \_\_\_\_\_

**3-E. Total Costs for Parts and Labor for Prior IAIs Collected on or after 6/14/19 (excluding 3-D) 3-E.**  
\_\_\_\_\_

**3-F. Calculating the allowable IAI increase for this installation: \$15,000 – 3-E 3-F.** \_\_\_\_\_

**3-G. Total IAI Rent Increase (1/168th or 1/180th of Line 3-D or Line 3-F,**

**WHICHEVER IS LESS) 3-G.** \_\_\_\_\_

**Note:** 1/168th if the building has 35 or fewer units. 1/180th if the building is over 35 units.

|  |                                                                      |                 |                 |
|--|----------------------------------------------------------------------|-----------------|-----------------|
|  | 4. New Legal Regulated Rent (sum of 1, 2 and 3-G)                    | \$ _____<br>— — | \$3,640.37      |
|  | 4A. Preferential Rent* (if charged)                                  | \$ _____<br>— — | \$2,342.00      |
|  |                                                                      |                 | (enter 4 or 4A) |
|  | 5. Air Conditioner Surcharges:                                       |                 | \$ _____<br>—   |
|  | 6. Appliance Surcharges (Tenant-installed washer, dryer, dishwasher) |                 | \$ _____<br>—   |
|  | 7. Ancillary Services charged (e.g., garage)                         |                 | \$ _____<br>—   |

8. Other (specify \_\_\_\_\_) \$ \_\_\_\_\_ 9.

New Tenant’s Total Payment \$3,640.37 (Legal Regulated Rent)/\$2,342.00 (Preferential Rent)

\*If a “preferential rent” is being charged, please read Provision #17 of this Rider.

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|  | <b>(B)</b> This apartment was Rent Controlled at the time the last tenant moved out. This tenant is the first rent stabilized tenant and the rent agreed to and stated in the lease to which this Rider is attached is \$ _____. The owner is entitled to charge a market rent to the first rent stabilized tenant. The first rent charged to the first rent stabilized tenant becomes the initial legal regulated rent for the apartment under the rent stabilization system. However, if the tenant has reason to believe that this rent exceeds a “fair market rent”, the tenant may file a “Fair Market Rent Appeal” with DHCR. The owner is required to give the tenant notice, on DHCR Form RR-1, of the right to file such an appeal. The notice must be served by certified mail. A tenant only has 90 days, after such notice was mailed to the tenant by the owner by certified mail, to file an appeal. Otherwise, the rent set forth on the registration form becomes the initial legal regulated rent. |          |
|  | <b>(C)</b> The rent for this apartment is an Initial or Restructured Rent pursuant to a Government Program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |
|  | (Specify Program _____)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$ _____ |
|  | <b>(D)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |          |
|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |

Section 2 – This section needs to be completed for vacancy and renewal leases

|                                                              |                                       |
|--------------------------------------------------------------|---------------------------------------|
| Lease Rider for the housing accommodation:                   | 225 East 26th Street, NY, NY, Apt. 4M |
|                                                              |                                       |
| _____                                                        |                                       |
| — —                                                          |                                       |
|                                                              |                                       |
|                                                              |                                       |
| _____                                                        |                                       |
| — —                                                          |                                       |
| (Print Housing Accommodation’s Address and Apartment Number) |                                       |
| 225 East 26th Street, NY, NY - Apt. 4M                       |                                       |

|                                             |                                           |
|---------------------------------------------|-------------------------------------------|
| Lease Start Date: <b>September 24, 2021</b> | Lease End Date: <b>September 23, 2022</b> |
| Lease Dated: <b>September 15, 2021</b>      |                                           |

|                                                                                                                                                    |                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| The tenant named in the lease hereby acknowledges the contemporaneous receipt of the above lease rider for the housing accommodation stated above. |                          |
|                                                                                                                                                    |                          |
|                                                                                                                                                    | _____<br>Lauren Decastro |
|                                                                                                                                                    | Print Name of Tenant(s)  |
|                                                                                                                                                    |                          |

DocuSigned by:

*Lauren DeCastro*

7BACC9AA35B54E2...

9/16/2021

Signature(s) and Date

|                                                                                                                                                                                                                                                                                                 |                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Subject to penalties provided by law, the owner of the housing accommodation hereby certifies that the above rider is hereby contemporaneously provided to the tenant with the signing of the lease and the information provided by the owner herein is true and accurate based on its records. |                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                 |                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                 | _____<br>— —                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                 | <b>225 East 26<sup>th</sup> Street, LLC c/o Trihill Management</b>                                                                                   |
|                                                                                                                                                                                                                                                                                                 |                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                 | <div><div><div>DocuSigned by:</div><div><i>Laron Johnson</i></div><div>296CC8C06A4A6A</div></div><div>9/21/2021</div></div> <div>_____<br/>— —</div> |
|                                                                                                                                                                                                                                                                                                 | Signature and Date                                                                                                                                   |

Section 3 - PROVISIONS

INTRODUCTION:

This Rider is issued by the New York State Division of Housing and Community Renewal (“DHCR”), pursuant to the Rent Stabilization Law (“RSL”) and Rent Stabilization Code (“RSC”). It generally informs tenants and owners about their basic rights and responsibilities under the RSL.

This Rider does not contain every rule applicable to rent stabilized apartments. It is only informational and its provisions are not part of and do not modify the lease. However, it must be attached as an addendum to the lease. It does not otherwise replace or modify more exact or complete sections of the RSL, the RSC, any order of DHCR, or any order of the New York City Rent Guidelines Board that govern this tenancy. The owner must comply with all applicable state, federal and local fair housing laws and nondiscrimination requirements.

The Appendix lists organizations which can provide assistance to tenants and owners who have inquiries, complaints or requests relating to subjects covered in this Rider.

Tenants should keep a copy of this Rider and of any lease they sign and carefully review the summary of lawful rent increases described. Any tenant who believes that the rent they are being charged may be unlawful may consider requesting a rent history of their apartment from DHCR (www.hcr.ny.gov). After reviewing the rent history, the tenant can make an informed decision whether to file form RA-89 “Tenant’s Complaint of Rent and/or Other Specific Overcharges in a Rent Stabilized Apartment.”

1. RENEWAL LEASES

The owner is entitled to increase the rent when a tenant renews a lease (“renewal lease”). Each year, effective October 1, the New York City Rent Guidelines Board sets the percentage of maximum permissible increase over the immediately preceding September 30th rent for leases which will begin during the year for which the guidelines order is in effect. The date a lease starts determines which guidelines order applies.

Guidelines orders provide increases for Renewal Leases. The renewing tenant has the choice of the length of the lease. Different percentages are set for rent increases for leases of one or two years. For additional information see DHCR Fact Sheet #26.

2. VACANCY LEASES

The owner is entitled to increase the previous legal regulated rent when a new tenant enters into a lease for the first time and this is referred to as a vacancy lease. The tenant may choose between a one or two-year lease term. The allowable increase is set by the Rent Guidelines Board. However, no more than one guideline board increase may be added per guideline year. Lawful Major Capital Improvement and Individual Apartment Improvements may also be added to the rent.

3. SECURITY DEPOSITS

An owner may collect a security deposit no greater than one month’s rent. When the rent is increased, the owner may charge an additional amount to bring the security deposit up to the full amount of the increased rent to which the owner is entitled. If a preferential rent is being charged, the amount of the security deposit collected can be no higher than the preferential rent.

A security deposit must be deposited in an interest bearing trust account in a banking organization in New York State. The tenant has the option of applying the interest to the rent, leaving the interest in the bank or receiving the interest annually. For additional information see DHCR Fact Sheet #9.

4. OTHER RENT INCREASES

In addition to guideline increases, the rent may be permanently increased based upon the following:

**(A) Individual Apartment Improvements (IAI)** – When an owner installs a new appliance or makes an improvement to an apartment the owner may be entitled to an IAI rent Increase. Tenant written consent for the improvement and rent increase is only required if the apartment is occupied by a tenant. It is not required for a vacant apartment.

In buildings with 35 units or less, the increase is limited to 1/168th of the cost of the improvement. In buildings with more than 35 units, the increase is limited to 1/180th of the cost of the improvement.

No more than three IAI increases can be collected in a 15-year period and the total cost of the improvements eligible for a rent increase calculation cannot exceed \$15,000. Work must be done by a licensed contractor and there is a prohibition on common ownership between the contractor and the owner. The apartment must be free and clear of any outstanding hazardous and immediately hazardous violations. The written consent provided by the tenant in occupancy must be on a DHCR form. A translated version in the top 6 languages spoken other than English will be made available for review on the DHCR website. Owners are required to maintain supporting documentation and photographs for all IAI installations, which commencing June 14, 2020 will be submitted to and stored by DHCR in an electronic format. The IAI rent increase is temporary, as it must be removed from the rent in 30 years and the legal rent must be adjusted at that time for guideline increases that were previously compounded on a rent that included the IAI.

The DHCR Lease Rider offered to vacancy lease tenants contain notification to the tenant of the right to request from the owner by certified mail Individual Apartment Improvements (IAI’s) supporting documentation at the time the lease is offered or within 60 days of the execution of the lease. The owner shall provide such documentation within 30 days of that request in person or by certified mail. A tenant who is not provided with that documentation upon demand may file form RA-90 “Tenant’s Complaint of Owner’s Failure to Renew Lease and/or Failure to Furnish a copy of a Signed Lease” to receive a DHCR Order that directs the furnishing of the IAI supporting documentation. (Refer to Rider Section 1, Individual Apartment Improvements.)

IAI rent increases cannot be collected if a DHCR order reducing rent for decreased services is in effect

and has an earlier effective date. It can be collected prospectively on the effective date of a DHCR order restoring the rent.

**(B) Major Capital Improvements (MCI)** – An owner is permitted a rental increase for building-wide major capital improvements, such as the replacement of a boiler or new plumbing. Major Capital Improvement rent increases are prohibited in buildings that contain 35% or fewer rent regulated apartments. The owner must file an application with DHCR and all supporting documentation is audited.

DHCR may issue an order denying the increase or granting it in part or in whole and serve the order on the owner and all tenants in the building. The rent increase approved in the DHCR order is collectible prospectively, on the first day of the first month 60 days after issuance. There are no retroactive rent increases. The collection of the increase is limited to a 2% cap/yearly phase-in. The 2% cap also applies to MCI rent increases not yet collected that were approved on or after June 14, 2012. Upon vacancy, the remaining balance of the increase can be added to the legal rent. In buildings with 35 or fewer units, the cost is amortized over a 12-year period. In buildings with more than 35 units, the cost is amortized over 12 ½ years. The building must be free and clear of any outstanding hazardous and immediately hazardous violations. The MCI rent increase is temporary and it must be removed from the rent in 30 years and the legal rent must be adjusted at that time for guideline increases that were previously compounded on a rent that included the MCI rent increase.

Vacancy lease tenants are to be notified in their lease about pending MCI applications.

**(C) Hardship** – An owner may apply to increase the rents of all rent stabilized apartments based on hardship when:

1. the rents are not sufficient to enable the owner to maintain approximately the same average annual net income for a current three-year period as compared with the annual net income which prevailed on the average over the period 1968 through 1970, or for the first three years of operation if the building was completed since 1968, or for the first three years the owner owned the building if the owner cannot obtain records for the years 1968-1970; or
2. where the annual gross rental income does not exceed the annual operating expenses by a sum equal to at least 5% of such gross income.

If an application for a rent increase based on a major capital improvement or hardship is granted, the owner may charge the increase during the term of an existing lease only if the lease contains a clause specifically authorizing the owner to do so.

**5. RENT REGISTRATION**

**(A) Initial**

An owner must register an apartment’s rent and services with DHCR when the building first becomes subject to the RSL and in adherence to any related regulatory agreements and/or tax benefit programs.

**(B) Annual**

The annual registration must be filed with DHCR no earlier than April 1st of each year. At the time of such filing, the owner must provide each tenant with the tenant’s copy.

**(C) Penalties**

Failure to register may result in such penalties, rent reductions, and other remedies as permitted by

**law. 6. RENEWAL LEASES**

A tenant has a right to a renewal lease, with certain exceptions (see Provision 10 of this Rider, “When An Owner May Refuse To Renew A Lease”).

At least 90 days and not more than 150 days before the expiration of a lease, the owner is required to notify the tenant in writing that the lease will soon expire. That notice must also offer the tenant the choice of a one or two year lease at the permissible guidelines increase. After receiving the notice, the tenant always has 60 days to accept the owner’s offer, whether or not the offer is made within the above time period, or even beyond the expiration of the lease term.

Any renewal lease, except for the amount of rent and duration of its term, is required to be on the same terms and conditions as the expired lease, and a fully executed copy of the same must be provided to the tenant within 30 days from the owner’s receipt of the renewal lease or renewal form signed by the tenant. If the owner does not return a copy of such fully executed Renewal Lease Form to the tenant within 30 days of receiving the signed renewal lease from the tenant, the tenant is responsible for payment of the new lease rent and may file a “Tenant’s Complaint of Owner’s Failure to Renew Lease and/or Failure to Furnish a Copy of a Signed Lease” (DHCR Form RA-90). DHCR shall order the owner to furnish the copy of the renewal lease or form. If the owner does not comply within

20 days of such order, the owner shall not be entitled to collect a rent guideline increase until the lease or form is provided.

It is illegal for an owner to require a rent stabilized tenant to provide immigration status information or a Social Security number as a condition to renewing the lease. (For additional information on the rights of foreign-born tenants see DHCR Fact Sheet #45.)

If a tenant wishes to remain in occupancy beyond the expiration of the lease, the tenant may not refuse to sign a proper renewal lease. If the tenant does refuse to sign a proper renewal lease, he or she may be subject to an eviction proceeding.

An owner may add to a renewal lease the following clauses even if such clauses were not included in the tenant's prior lease:

- (A) the rent may be adjusted by the owner on the basis of Rent Guidelines Board or DHCR Orders;
- (B) if the owner or the lease grants permission to sublet or assign, the owner may charge a sublet allowance for a sub-tenant or assignee, provided the prime lease is a renewal lease. However, this sublet allowance may be charged even if such clause is not added to the renewal lease. (Subletting is discussed in Provision 9 of this Rider);
- (C) (1) if the building in which the apartment is located is receiving 421-a (1-15) tax benefits, a clause may be added providing for an annual or other periodic rent increase over the initial rent at an average rate of not more than 2.2 % of the amount of such initial rent per annum not to exceed nine 2.2 percent increases. Such charge shall not become part of the legal regulated rent; however, the cumulative 2.2 percent increases charged prior to the termination of tax benefits may continue to be collected as a separate charge;
- (2) provisions for rent increases if authorized under Section 423 of the Real Property Tax Law: a clause may be added to provide for an annual or other periodic rent increase over the legal regulated rent if authorized by Section 423 of the Real Property Tax Law.

## 7. RENEWAL LEASE SUCCESSION RIGHTS

In the event that the tenant has permanently vacated the apartment at the time of the renewal lease offer, family members who have lived with the tenant in the apartment as a primary residence for at least two years immediately prior to such permanent vacating (one year for family members who are senior citizens and disabled persons), or from the inception of the tenancy or commencement of the relationship, if for less than such periods, are entitled to a renewal lease.

“Family Member” includes the spouse, son, daughter, stepson, stepdaughter, father, mother, stepfather, stepmother, brother, sister, grandfather, grandmother, grandson, granddaughter, father-in-law, mother-in-law, son-in-law or daughter-in-law of the tenant.

“Family member” may also include any other person living with the tenant in the apartment as a primary residence who can prove emotional and financial commitment and interdependence between such person and the tenant. Examples of evidence which is considered in determining whether such emotional and financial commitment and interdependence existed are set forth in the Rent Stabilization Code. Renewal lease succession rights are also discussed in detail in DHCR Fact Sheet #30.

## 8. SERVICES

Written notification to the owner or managing agent should be given but is **NOT** required, before filing a decrease in service complaint with DHCR. Owners who have not received prior written notification from the tenant will however, be given additional time to respond to a complaint filed with DHCR. Applications based on a lack of heat or hot water must be accompanied by a report from the appropriate city agency.

All emergency conditions do not require prior written notification. These include but are not limited to: vacate order (5 day notification), fire (5 day notification), no water apartment wide, no operable toilet, collapsed or collapsing ceiling or walls, collapsing floor, no heat/hot water apartment wide (violation required), broken or inoperative apartment front door lock, all elevators inoperative, no electricity apartment wide, window to fire escape (does not open), water leak (cascading water, soaking electrical fixtures), window-glass broken (not cracked), broken/unusable fire escapes, air conditioner broken (summer season). Complaints to DHCR on the appropriate DHCR form that cite any of these emergency conditions will be treated as first priority and will be processed as quickly as possible. **It is recommended that tenants use a separate DHCR form for any problematic conditions that are not on this emergency condition list.**

Certain conditions, examples of which are set forth in the Rent Stabilization Code, which have only a minimal impact on tenants, do not affect the use and enjoyment of the premises, and may exist despite regular maintenance

of services. These conditions do not rise to the level of a failure to maintain required services. The passage of time during which a disputed service was not provided without complaint may be considered in determining whether a condition is de minimis. For this purpose, the passage of 4 years or more will be considered presumptive evidence that the condition is de minimis.

The amount of any rent reduction ordered by DHCR shall be reduced by any credit, abatement or offset in rent which the tenant has received pursuant to Sec. 235-b of the Real Property Law (“Warranty of Habitability”) that relates to one or more conditions covered by the DHCR Order. For additional information see DHCR Fact Sheets #3, #14 and #37.

**9. SUBLETTING AND ASSIGNMENT**

A tenant has the right to sublet his/her apartment, even if subletting is prohibited in the lease, provided that the tenant complies strictly with the provisions of Real Property Law Section 226-b. Tenants who do not comply with these requirements may be subject to eviction proceedings. Compliance with Section 226-b is not determined by DHCR, but by a court of competent jurisdiction. If a tenant in occupancy under a renewal lease sublets his/her apartment, the owner may temporarily increase the rent by the current rent guidelines board adjustment, regardless of whether the owner has increased the rent by the guidelines board amount within the prior twelve months. This charge may be passed on to the sub-tenant. However, upon termination of the sublease, the Legal Regulated Rent shall revert to the Legal Regulated Rent without such temporary increase. The rent increase is the allowance provided by the NYC Rent Guidelines Board available when the tenant’s lease commenced, and it takes effect when the subletting takes place.

A tenant who sublets his/her apartment is entitled to charge the sub-tenant the rent permitted under the Rent Stabilization Law, and may charge a 10% surcharge payable to the tenant only if the apartment sublet is fully furnished with the tenant’s furniture. Where the tenant charges the sub-tenant any additional rent above such surcharge and sublet allowance, if applicable, the tenant shall be required to pay to the sub-tenant a penalty of three times the rent overcharge, and may also be required to pay interest and attorney’s fees. The tenant may also be subject to an eviction proceeding.

**Assignment of Leases**

In an assignment, a tenant transfers the entire remainder of his or her lease to another person (the assignee), and gives up all of his/her rights to reoccupy the apartment.

Pursuant to the provisions of Real Property Law Section 226-b, a tenant may not assign his/her lease without the written consent of the owner, unless the lease expressly provides otherwise. If the owner consents to the assignment of the lease, the owner may increase the rent as if the assignee was entering into a new lease following permanent vacancy. Such increase shall remain part of the Legal Regulated Rent for any subsequent renewal lease.

An owner is not required to have reasonable grounds to refuse to consent to the assignment. However, if the owner unreasonably refuses consent, the owner must release the tenant from the remainder of the lease, if the tenant, upon 30 days’ notice to the owner, requests to be released.

If the owner refuses to consent to an assignment and does have reasonable grounds for withholding consent, the tenant cannot assign and the owner is not required to release the tenant from the lease. For additional information see, DHCR Fact Sheet #7.

**10. WHEN AN OWNER MAY REFUSE TO RENEW A LEASE**

As long as a tenant pays the lawful rent to which the owner is entitled, the tenant, except for the specific grounds stated in the Rent Stabilization Law and Rent Stabilization Code, is entitled to remain in the apartment. An owner may not harass a tenant by engaging in an intentional course of conduct intended to make the tenant move from his/her apartment.

Below are listed some but not all grounds for eviction:

**Without DHCR consent**, the owner may refuse to renew a lease and bring an eviction action in Civil Court at the expiration of the lease on any of the following grounds:

- (A)the tenant refuses to sign a proper renewal lease offered by the owner;
- (B) the owner, because of immediate and compelling necessity, seeks to recover the apartment in good faith for personal use and occupancy as a primary residence or for the personal use and occupancy as a primary residence of members of the owner’s immediate family; Note that the owner is only permitted to do this for one apartment in a building subject to regulation.

(C) the tenant does not occupy the apartment as his or her primary residence. The owner must notify the tenant in writing at least 90 and not more than 150 days prior to the expiration of the lease term of the owner’s intention not to renew the lease.

**With DHCR consent**, the owner may refuse to renew a lease upon any of the following grounds:

(A)the owner seeks in good faith to recover possession of the apartment for the purpose of demolishing the building and constructing a new building; or

(B) the owner requires the apartment or the land for the owner’s own use in connection with a business which the owner owns and operates.

A tenant will be served with a copy of the owner’s application and has a right to object. If the owner’s application is granted, the owner may bring an eviction action in Civil Court.

**11. EVICTION WHILE THE LEASE IS IN EFFECT**

The owner may bring an action in Civil Court to evict a tenant during the term of the lease for the grounds stated in the Rent Stabilization Law and Rent Stabilization Code.

Below are listed some but not all grounds for eviction:

(A)does not pay rent;

(B) is violating a substantial obligation of the tenancy;

(C) is committing or permitting a nuisance;

(D)is illegally using or occupying the apartment;

(E) has unreasonably refused the owner access to the apartment for the purpose of making necessary repairs or improvements required by law or authorized by DHCR, or for the purpose of inspection or showing. The tenant must be given at least 5 days’ notice of any such inspection or showing, to be arranged at the mutual

convenience of the tenant and owner, so to enable the tenant to be present at the inspection or showing. A tenant cannot be required to permit access for inspection or showing if such requirement would be contrary to the lease.

Tenants are cautioned that causing violations of health, safety, or sanitation standards of housing maintenance laws, or permitting such violations by a member of the family or of the household or by a guest, may be the basis for a court action by the owner.

**12. COOPERATIVE AND CONDOMINIUM CONVERSION**

Tenants who do not purchase their apartments under a Non-Eviction Conversion Plan continue to be protected by Rent Stabilization. Conversions are regulated by the New York State Attorney General. Any cooperative or condominium conversion plan accepted for filing by the New York State Attorney General’s Office will include specific information about tenant rights and protections. An informational booklet about the general subject of conversion is available from the New York State Attorney General’s Office.

**13. SENIOR CITIZENS AND DISABILITY RENT INCREASE EXEMPTION PROGRAM**

Tenants or their spouses who are 62 years of age, or older, or are persons with a disability, and whose household income level does not exceed the established income level may qualify for an exemption from guideline rent increases, hardship rent increases, major capital improvement rent increases and rent reductions for DHCR approved electrical sub-metering conversions. This exemption will only be for a portion of the increase which causes the tenant’s rent to exceed one-third of the “net” household income, and is not available for increases based on new services or equipment within the apartment. Questions concerning the Senior Citizen Rent Increase Exemption (SCRIE) program and the Disability Rent Increase Exemption (DRIE) program can be addressed to the New York City Department of Finance.

When a senior citizen or person with a disability is granted a rent increase exemption, the owner may obtain a real estate tax credit from New York City equal to the amount of the tenant’s exemption. Notwithstanding any of the above, a senior citizen or person with a disability who receives a rent increase exemption is still required to pay a full month’s rent as a security deposit. For additional information see DHCR Fact Sheet # 20 and # 21.

**14. SPECIAL CASES AND EXCEPTIONS**

Some special rules relating to stabilized rents and required services may apply to newly constructed buildings subject to regulatory agreement and/or which receive tax abatement or exemption, and to buildings rehabilitated under certain New York City, New York State, federal financing, mortgage insurance programs, or project based vouchers. The supervising government agency that sets initial legal rents may also set preferential rents. The rules mentioned in this Rider do not necessarily apply to rent stabilized apartments located in hotels or permanent housing accommodations with government contracted services to vulnerable individuals or individuals with disabilities who are or were homeless or at risk of homelessness. A separate Hotel Rights Notice informing permanent hotel tenants and owners of their basic rights and responsibilities under the Rent Stabilization Law is available from DHCR.

**15. AIR CONDITIONER SURCHARGES**

Owners are authorized to collect surcharges from rent stabilized tenants for the use of air conditioners. DHCR issues an annual update to an Operational Bulletin in which the lawful surcharges are established for the year. One surcharge amount is established for tenants in buildings where electricity is included in the rent. Another surcharge is established for tenants who pay for their own electricity. Such surcharges shall not become part of the legal regulated rent. (See Operational Bulletin 84-4 and Fact Sheet # 27).

**16. SURCHARGES FOR TENANT INSTALLED WASHING MACHINES, DRYERS AND DISHWASHERS**

Unless a lease provides otherwise, owners are not required to allow tenants to install washing machines, dryers or dishwashers. Where a tenant requests permission from the owner to install such appliance or appliances, whether permanently installed or portable, and the owner consents, the owner may collect a surcharge or surcharges. DHCR issues periodic updates to an Operational Bulletin that sets forth surcharges for washing machines, dryers and dishwashers. One set of surcharges is established for tenants in buildings where electricity is included in the rent. Another set of surcharges is established for tenants who pay their own electricity. Such surcharges shall not become part of the rent. (See Operational Bulletin 2005-1).

**17. PREFERENTIAL RENT**

A preferential rent is a rent which an owner agrees to charge that is lower than the legal regulated rent that the owner could lawfully collect. The legal regulated rent is required to be written into the vacancy lease and all subsequent renewal leases in order to be preserved. The HSTPA effective June 14, 2019 while continuing to allow for both preferential and legal rents to be raised at the time of a lease renewal additionally requires that any preferential rent already being collected must continue to be offered at the time of a lease renewal. The rent increase to be collected at a lease renewal on the preferential rent must be set by applying the applicable guideline increase to the preferential rent. The legal rent cannot be collected until a vacancy occurs and can be offered to the next new vacancy lease tenant, provided that both the legal rent and the preferential rent are listed in the initial lease offering the preferential rent and every subsequent lease offering the preferential rent until the vacancy. Exceptions to these requirements may apply to preferential rents established by regulatory agreements.

**18. LANGUAGE ACCESS**

Copies of the Rider are available for informational purposes only, in languages required by DHCR’s Language Access Plan and can be viewed at [www.hcr.ny.gov](http://www.hcr.ny.gov). However, the Rider is required to be offered and executed in English only, at the issuance of a vacancy lease or renewal lease. The DHCR RTP-8 Renewal Lease Form is also required to be offered and executed in English only.

Copias de la Cláusula están disponibles con fines informativos en los idiomas requeridos por el Plan de Acceso Lingüístico de la DHCR y se pueden ver en [www.hcr.ny.gov](http://www.hcr.ny.gov). Sin embargo, se requiere que la Cláusula se ofrezca y ejecute en inglés solamente, en la emisión de un contrato de arrendamiento por desocupación o contrato de renovación de arrendamiento. El Formulario del Contrato de Renovación de Arrendamiento RTP-8 de la DHCR también se debe ofrecer y ejecutar en inglés solamente.

Kopi Dokiman Siplemantè a disponib pou bay enfòmasyon sèlman, nan lang ki obligatwa dapre Plan Aksè nan Lang DHCR epi ou kapab wè yo sou sitwèb [www.hcr.ny.gov](http://www.hcr.ny.gov). Men, yo fèt pou bay ak egzekite Dokiman Siplemantè a nan lang Anglè sèlman, lè y ap bay yon nouvo kontra lwaye oswa yon renouvèlman kontra lwaye. Pwopriyetè kayla gen obligasyon tou pou bay ak egzekite Fòm Renouvèlman Kontra Lwaye DHCR RTP-8 nan lang Anglè sèlman.

Copie della postilla sono disponibili per finalità esclusivamente informative nelle lingue previste dal Piano di assistenza linguistica (Language Access Plan) del DHCR e sono consultabili sul sito [www.hcr.ny.gov](http://www.hcr.ny.gov). La postilla, tuttavia, va presentata e resa esecutiva solo in lingua inglese, alla stipula di un contratto di locazione di immobile libero o di rinnovo. Anche il modulo del contratto di rinnovo RTP-8 del DHCR va presentato e perfezionato solo in lingua inglese.

Копии данного Приложения доступны исключительно в информационных целях на языках, предусмотренных Программой языкового доступа (Language Access Plan) Жилищно-коммунальной администрации на сайте [www.hcr.ny.gov](http://www.hcr.ny.gov). Однако настоящее Приложение должно быть предложено и

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подписано исключительно на английском языке при подписании вновь заключенного договора аренды или договора о продлении срока аренды. Форма продления срока аренды RTP-8 Жилищно-коммунальной администрации также должна быть предложена и подписана исключительно на английском языке.

附加條款副本僅供參考，其語言格式以 DHCR「語言服務計畫」之規定為準，且可於 [www.hcr.ny.gov](http://www.hcr.ny.gov) 查看。不過，於交付空房租約或續期租約時，本附加條款之版本與履行效力仍以英文版為主。房東亦須提供英文版的「DHCR RTP-8 續期租約表」，且履行效力同樣以英文版為主。

본 특약서의 사본은 DHCR의 언어 액세스 계획(Language Access Plan)에서 요구하는 언어로 정보 제공의 목적으로만 제공되며, [www.hcr.ny.gov](http://www.hcr.ny.gov) 에서 볼 수 있습니다. 하지만 본 특약서는 공실 임대 계약서 또는 갱신 임대 계약서 발행 시에는 영어로만 제공 및 작성해야 합니다. DHCR RTP-8 갱신 임대 계약서(Renewal Lease Form)도 영어로만 제공 및 작성해야 합니다.

ক্রোড়পত্রে র কপি শুধুমাত্র তথ্যমূলক উদ্দেশ্যে র জন্য, DHCR-এর ভাষা প্রবেশাধিকার পরি কল্পনায় প্রজনীয় ভাষাগুলিতে উপলব্ধ এবং [www.hcr.ny.gov](http://www.hcr.ny.gov)-এ দেখতে পাওয়া যেতে পারে। তবে, ক্রোড়পত্রটি একটি খালি জায়গা বা পুনর্নবীকরণ লিজ জারি করায়, শুধুমাত্র ইংরেজিতে প্রস্তাবিত ও সম্পন্ন করা প্রয়োজন। DHCR RTP-8 পুনর্নবীকরণ লিজ ফর্মও শুধুমাত্র ইংরেজিতে প্রস্তাবিত ও সম্পন্ন করা প্রয়োজন।

19. FEES

There are certain fees that owners may charge tenants separate and apart from the rent for the apartment. However, fees of any kind do not become part of the legal rent or preferential rent and cannot be added to it for the purpose of calculating lease renewal increases.

- Lawful fees:
  - Late fees where a clause in the initial vacancy lease allows for them to be charged by a certain specific date and the late fees are no more than the lesser of \$50 or 5% of the monthly rent currently being charged and collected. Preferential rents, which may also be referred to as “on-time rent,” that are conditioned on prompt payment of rent or terminate upon late payment of rent are not allowed.
  - Legal fees can only be collected if ordered by a judge in court.
  - Reasonable fees for a background check when applying to be a tenant which cannot exceed \$20 per tenant subject to the background check.
  - Fees for window guards (\$10 per guard) are detailed in DHCR Fact Sheet # 25.
  - Fees for smoke alarms, carbon monoxide detectors and natural gas detectors are established by the local municipality.
  - Actual Fees/charges incurred for insufficient funds for a tenant’s rent check that did not clear (bounced checks), if this was provided for in the initial lease.
  - Fees imposed by the NYC agency (Ex-HPD, HDC) that has oversight authority pursuant to a regulatory agreement.
  - Fees for Air Conditioners and Tenant-installed Washing Machines, Dryers and Dishwashers are detailed in DHCR’s Operational Bulletin 84-4 and DHCR Operational Bulletin 2005-1.
  - Fees for Sub-Metering or other utility services. Fees for Sub-Metering are detailed in DHCR Operational Bulletin 2014-1.

- Unlawful Fees:
  - Fees for background checks on rent stabilized tenants in occupancy.
  - Fees cannot be charged to the tenant for a background check on a prospective roommate or additional family member.
  - Pet security deposit or fees proposed for a service animal or that are in violation of fair housing law.

Fees for owner installed air conditioner brackets are prohibited.

Fees including but not limited to damage fees, repair fees of any kind including those incurred for removal of municipal violations, painting fees, cleaning fees and other fees not established by or in excess of the amount allowed by the rent regulations or other municipal regulations are prohibited. Please note that the inappropriateness of imposing these fees through the lease may not necessarily prevent an owner from independently seeking other relief in court for objectionable conduct or damages.

The \$20 fee that must be paid by owners to the municipality for each stabilized apartment cannot be passed along as a fee to the tenant.

Tenants who have been billed for fees and/or surcharges that they may believe are unlawful or untimely, have the right to file a complaint of rent overcharge on DHCR form RA-89 and/or pursue remedies in court.

Appendix

Some agencies which can provide assistance

New York State Division of Housing and Community Renewal (DHCR)

DHCR is a state agency empowered to administer and enforce the Rent Laws. Tenants can contact DHCR at our website: [www.hcr.ny.gov](http://www.hcr.ny.gov) or by visiting one of our Public Information Offices listed below for assistance.

|                                                                       |                                                          |
|-----------------------------------------------------------------------|----------------------------------------------------------|
| <b>Queens</b><br>92-31 Union Hall Street<br>Jamaica, NY 11433         | 10271                                                    |
| <b>Lower Manhattan</b><br>25 Beaver Street<br>New York, NY 10004      | Consumer Frauds and Protection Bureau                    |
| <b>Upper Manhattan</b><br>163 West 125th Street<br>New York, NY 10027 | <b>Bronx</b><br>One Fordham Plaza<br>Bronx, NY 10458     |
| <b>Attorney General of the State of New York -</b>                    | <b>Brooklyn</b><br>55 Hanson Place<br>Brooklyn, NY 11217 |
|                                                                       |                                                          |

DHCR has approved this form and font size as in compliance with RSC section 2522.5(c).

## RIDER TO LEASE

**THIS RIDER IS ATTACHED TO AND FORMS A PART OF THE LEASE, DATED SEPTEMBER 15, 2021, BY AND BETWEEN 225 EAST 26TH STREET, LLC ("LANDLORD") AND LAUREN DECASTRO ("TENANT") IN CONNECTION WITH APARTMENT 4M ("APARTMENT") LOCATED IN THE BUILDING KNOWN AS AND BY THE STREET ADDRESS OF 225 EAST 26<sup>TH</sup> STREET, NEW YORK, NY 10010 ("BUILDING").**

**55. Joint and Several Liability.** If there is more than one Tenant, each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of the Lease and this Rider.

**56. Use.** The apartment must be used only as a private apartment to live in as the primary residence of the parties signing this lease and for no other reason. Only a party signing this Lease may use the apartment. This is subject to all rights under the Apartment Sharing Law and to limits on the number of people who may legally occupy an apartment of this size.

**57. Appliances.** In the event that the apartment is equipped with an air conditioning unit(s), dishwasher, washer/dryer and/or refrigerator (collectively hereinafter "appliances"), the Tenant accepts the same strictly "AS IS".

**58. Pets.** No pets are permitted to be maintained in the apartment or in the building without express written consent by Landlord. If approved by Landlord, a pet shall not be permitted on any passenger elevator or in any public portion of the building unless carried or secured with a leash. When entering or leaving the Building with a pet, the Tenant must secure the animal with a leash or in a carrier. Any damage that the pet does to the building will result in the imposition of a charge to the Tenant as an item of added rent. In addition, it is the Tenant's responsibility to pick up after the pet. If the Landlord must hire a service to clean up after the pet, Tenant will be assessed a \$100.00 fee per cleanup to cover the service.

### **59. Apartment Keys and Locks.**

Landlord may retain a key to the apartment and may only gain entrance to the apartment for the purposes and methods set forth elsewhere in the Lease and this Rider. For security purposes, Tenant may install an additional lock on the entrance door of the apartment, at his/her/their sole cost and expense.

When Tenant installs or changes any locks on the entrance door of the apartment, Tenant must furnish copies of any keys to said lock(s) to the Landlord within twenty-four (24) hours of such installation. At the end of this Lease, Tenant must return to Landlord the keys to all lock(s) for the entrance door of the apartment. If Tenant loses or fails to return any keys, Tenant shall pay to Landlord the cost of replacing them, which sum may be deducted by the Landlord from the security deposit.

**60. Lockout Fees.** Owner makes no representation that staff will be available at all times to provide access if You or any other lawful occupant of the Apartment is locked out. Provided that the Owner has a duplicate copy of your keys, the following fees will be charged to unlock your Apartment entrance door:

9:00 a.m. – 5:00 p.m. (Monday through Friday): \$75.00

5:00 p.m. – 9:00 a.m. (Monday through Friday), Saturday, Sunday and national holidays: \$250.00

**61. Burglar Alarm.** Tenant shall secure the services of an established security company for purposes of installing a burglar alarm system in and to the apartment, at his/her/their sole and expense. In the event of a theft, Landlord shall have no liability whatsoever for any damages resulting therefrom, unless due to the intentional acts, as opposed to negligent acts, of the Landlord.

**62. Floors and Carpeting.** Tenant cannot paint or apply shellac, and/or polyurethane to the apartment floors. It is further hereby agreed and understood between Landlord and Tenant that Tenant must at all times keep eighty percent (80%) of all floors (except kitchen and bathroom) covered with carpet or rugs. No carpets can be cemented/pasted to any floor area. If the floors are damaged during Tenant's occupancy, Tenant will be held responsible for the cost of restoring the floors to their original condition, including any and all expenses to scrape, refinish and/or or replace the floors, which sum may be deducted by the Landlord from the security deposit.

**63. Loft.** In the event the apartment is being leased with a loft, Tenant hereby assumes all risk in connection with the loft and shall bear the full liability in the event of any damage or accident in connection with the use of said loft. Said loft is intended solely for storage purposes. Tenant further hereby agrees to promptly remove said loft, at his/her/their sole cost and expense, in the event any violation is issued in connection with the use thereof.

**64. Basement.** In the event the apartment is leased with a basement or below street level area, Tenant hereby acknowledges that the building's Certificate of Occupancy precludes Tenant from using this portion of the apartment for any other purpose other

than for recreational and play purposes and may not be used for sleeping or living in. Tenant expressly agrees that he/she/they shall not make any claims of any nature whatsoever against Landlord with respect to and/or a result of said restriction and will not withhold either all or any portion of the monthly rent for any reason based upon the limited use of this area. In no event shall this basement or below street level area of the apartment be used as a bedroom, and the payment of any and all fines, penalties and/or violations levied by any City and/or State agency in connection with the misuse of this area shall be the responsibility of the Tenant and shall be deemed an item of added rent.

**65. Fireplace.** In the event the apartment is leased with a fireplace, the fireplace is solely ornamental and is not warranted to be functional.

**66. Public Access Ways.**

- [a] Tenant 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 Landlord can be used for deliveries.
- [b] Baby carriages, bicycles or other property of Tenant shall not be allowed to stand in the halls, passageways, public areas or common areas of the building.
- [c] **Except in an emergency, Tenant, guests or invitees are prohibited from accessing or using the roof or fire escape of this building for any purpose whatsoever. No plants, flowers, or personal items are permitted to be placed on the fire escape or window sills.**

**67. Tenant Agents, Contractors, Guests or Invitees.** Tenant agrees, acknowledges, and understands that he/she/they shall be responsible for, and shall hold Landlord harmless from, and against, any claims, losses, damages, or liabilities caused by Tenant or his/her/their agents, contractors, guests, or invitees.

**68. Security Deposit.** With reference to the security deposit made by Tenant in accordance with other provisions of the Lease, it is understood and agreed that Tenant will not assign or designate this security deposit as payment of rent for his/her final month's occupancy of his/her apartment, but will pay that due rent in advance on the first day, or earlier of the final month of his/her occupancy.

**69. Ancillary Service.** The premises being rented contains a "Latch C" feature, which allows you to unlock the apartment front door remotely, and a "Latch R" feature, which allows you to unlock the building door remotely. As an additional concession to you during the initial term of this lease, the Landlord will provide these ancillary security services to you free of charge. Landlord expressly reserves the right to increase your legal regulated rent based upon these ancillary security services should you renew this Lease after the expiration of your initial lease term.

**70. Conditional Limitation/Chronic Non Payment.** If for any reason Tenant fails to remit the rent due hereunder for a period of more than thirty (30) days after the same is due, in this event said failure to so remit rent on the part of the Tenant shall be deemed an incurable default of the terms and provisions of the within lease thereby enabling the Landlord at its sole election, in addition to all other remedies provided for hereunder, to cancel the within Lease in accordance with the applicable default provisions of this Lease.

**71. Condition of Premises and Work Thereon.** Tenant shall make no changes, alterations and/or decorations in or to the apartment of any nature without the Landlord's prior written consent. Moreover, it is specifically agreed that the Tenant is taking the apartment "AS IS" in its present condition and state of repair. In the event that Landlord gives its consent in writing, any and all work required be done at the premises, including but not limited to painting and decorating, shall be done by the Tenant at its sole cost and expense without any contribution by or liability of the Landlord whatsoever. Upon the expiration or sooner termination of the term of this Lease, Tenant agrees to pay for any and all costs involved in restoring the said apartment to good order, broom clean condition and state of repair, including without limitation, the spackling of holes, small cracks and other surface defects and the painting of walls, which sum may be deducted by the Landlord from the security deposit. Moreover, Tenant hereby agrees to care for and maintain the demised premises and each fixture or appliance therein at its sole cost and expense. The within provisions shall survive the expiration or sooner termination of this lease.

**72. Condition of Building.** Tenant is aware that the building is or might be from time to time under renovation and may continue to undergo renovations and improvements during the term of his/her/their tenancy. Landlord will endeavor to contact Tenant in advance of any periodic utility shutoffs, except in the case of an emergency. Furthermore, Tenant understands and agrees to take occupancy under such conditions and the fact that the building is or might be from time to time under renovation or subject to intermittent gas, water and/or elevator service disruption, shall in no way be construed as entitling the Tenant to reduce or abate the monthly rent and added rent otherwise due pursuant to this Lease, except as otherwise set forth in the Lease and its riders.

**73. Added Rent Defined.** All payments due pursuant to any of the provisions of the Lease and this Rider from the Tenant to the Landlord, other than the monthly rent obligations set forth on the first page of the Lease, shall be deemed "added rent" and shall become immediately due and owing as soon as a bill is rendered covering these items to the Tenant. In the event of

non-payment of said added rent invoices, Landlord shall have all rights and remedies provided for herein or by law for the non-payment of rent.

**74. Items of Added Rent.** In the event that Tenant fails to discharge any of its obligations hereunder, Tenant shall pay Landlord as added rent an amount equal to the costs, fees and expenses incurred by Landlord to: [a] make all repairs to the apartment and the appliances located therein which result from misuse or negligence by Tenant, its guests, employees, agents, and/or invitees; [b] correct any violations of any City, State or Federal laws or Orders and regulations of insurance rating organizations concerning the apartment and caused by Tenant's occupancy, and/or his guests, employees, agents and/or invitees and/or those amounts designated elsewhere herein as Tenant's payment responsibility; [c] prepare the apartment for use by a subsequent occupant in case the Tenant moves out of the apartment before the expiration of the term of this agreement; [d] pay any and all legal fees and disbursements for legal action or for proceedings brought by Landlord against Tenant because of a default under this agreement or resulting from the defending of any lawsuits or administrative proceedings brought against Landlord by the Tenant or any other third party arising from any claim, act and/or negligence of the Tenant, his guests, employees, agents and/or invitees; [e] remove Tenant's property after the expiration of this agreement; and [f] pay any and all other fees and/or expenses incurred by Landlord because of Tenant's failure to obey any other provision of this agreement. If this Lease has ended or if any of the above fees, expenses and/or costs are incurred after the expiration of this agreement, Tenant shall nevertheless remain liable for the same as damages, which at Landlord's option, may be deducted in whole or in part from the security deposit.

**75. Holding Over.** If possession of the apartment is not surrendered to Landlord in the condition required by this Lease, by the expiration or sooner termination of the original term or of any extended term of this Lease, such holding over shall not be deemed to extend the term or renew the lease, but such holding over thereafter shall continue upon the covenants and conditions set forth herein except that the charge for the Tenant's use and occupancy of the demised premises during such holding over for each calendar month or part thereof shall be in an sum that shall be no less than the highest monthly fixed rent reserved in the lease and no greater than the fair market monthly rental value of the Apartment subject to any legal restrictions pertaining thereto, which total sum Tenant agrees to pay to Landlord promptly upon demand and without set-off or deduction. In addition, Tenant shall indemnify Landlord [a] against all claims for damages by any prospective tenant to whom Landlord may have leased all or any part of the apartment effective upon the termination or expiration of this Lease, and [b] for all other losses, costs and expenses, including attorneys' fees, incurred by reason of such holding over. The within provision shall survive the expiration or sooner termination of this lease.

**76. Submission to Jurisdiction and Consequent Litigation.**

- [a] This Lease shall be deemed to have been made in New York State and shall thus be construed in accordance with the laws of the State of New York. All actions or proceedings relating, directly or indirectly, to the covenants of this lease agreement defining rent and fixing the payment thereof shall be litigated only in courts located within the county in which the leased premises is located.
- [b] It is mutually agreed by and between Landlord and Tenant that the Tenant hereby waives a trial by jury in any action or proceeding brought by the Landlord against the Tenant to enforce any of the covenants and/or provisions of the within Lease, but Landlord, at its sole option and discretion, may elect a trial by jury if it so chooses.
- [c] In the event that Landlord commences a summary eviction proceeding against Tenant for failure to pay the rent and/or added rent due hereunder, Tenant shall not be entitled to a set off, abatement or reduction in said proceeding of the rent and/or added rent otherwise due and owing based upon Landlord's failure to perform any of its lease obligations, except as provided in Section 235-b of the New York Real Property Law. Moreover, Tenant hereby waives its right to interpose a counterclaim against Landlord in any summary eviction proceeding commenced by the Landlord against Tenant.

**77. Limitation of Liability.**

- [a] Landlord shall not be liable for any damages to property of Tenant or of others located on the demised premises, nor for the loss of or damage to any property of Tenant or of others by theft or otherwise. Landlord shall not be liable for any injury or damage to persons or property resulting from fire, explosion, falling plaster, steam gas, electricity, water, rain or snow or leaks from any part of the leased premises or from pipes, appliances or plumbing works or from the roof, street or sub-surface or from any other place or by dampness or by any other cause of whatsoever nature. Landlord shall not be liable for any such damages caused by other persons in the leased premises, occupants of adjacent property, the public, or caused by operations in construction of any private, public or quasi-public work. Landlord shall not be liable for any latent defect in the leased premises or in the building of which they form a part. All property of the Tenant kept or stored on the leased premises shall be kept or stored at the risk of Tenant only and Tenant shall hold Landlord harmless from any claims arising out of damage to same, including subrogation claims by Tenant's insurance carrier.
- [b] Tenant shall keep and hold harmless the Landlord from any and all damages and liability for anything and everything whatsoever, occasioned by, or out of the occupancy by, or under, the Tenant, the Tenant's employees, agents, servants, guests and invitees and from any loss or damage, arising from any default, or negligence, by the Tenant or failure on the Tenant's part to comply with any of the covenants herein contained, or otherwise.
- [c] Anything herein to the contrary notwithstanding, Landlord's liability for its negligence or failure to perform its obligations hereunder shall be limited to its ownership interest in the demised premises and Tenant shall neither seek to enforce nor

enforce any judgment or other remedy against any other asset of the Landlord.

- [d] In the event of a strike, labor trouble, national emergency, interruption of utility services (heat, water, electric, gas) attributable to an outside company providing any utility services and/or any other cause beyond the Landlord's reasonable control, the Landlord 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, Tenant shall have no right to seek a rent abatement or otherwise claim actual or constructive eviction.

#### **78. Insurance.**

- [a] Tenant covenants that at all times during the term of the Lease it will at its own sole cost and expense, maintain a combined single limit general public liability insurance against loss by reason of bodily injury, including death and personal injury, in the amount of \$1,000,000.00 for injury or death in any one occurrence and in the amount of at least \$50,000.00 against loss by reason of property damage. Such policies of personal and property liability insurance shall name the Landlord of the demised premises as additional insured.
- [b] All insurance required under this Lease shall be in form satisfactory to Landlord and with responsible insurance companies qualified to do business in New York and in good standing therein. Tenant agrees to furnish to Landlord policies or certificates evidencing all insurance required under this lease within fifteen (15) days after commencement of the term of this lease, with, if requested, evidence of the payment of premiums and, as well, to deliver to the Landlord renewal policies or certificates at least fifteen (15) days before the expiration of the insurance which such policies are to renew. All such policies and certificates shall bear the endorsement that the policies will not be canceled until after ten (10) days' written notice to the Landlord. In the event of a default by Tenant in having such policies of insurance issued, Landlord may cause said policies to be issued at the expense of the Tenant. On default by Tenant in the payment of any of the premiums on such policies when payment thereof shall be due and payable, whether said insurance is procured by the Landlord or by Tenant, the Landlord may thereupon pay the same and Tenant agrees on demand to repay to the Landlord the money so paid as an item of added rent.

**79. Surrender of Premises.** No act or thing done by the Landlord, its agents, servants and employees during the term of this Lease shall be deemed an acceptance of the surrender of the leased apartment and no agreement to accept such surrender shall be valid unless in writing signed by the Landlord. No employee or agent of the Landlord shall have any power to accept the keys to the demised premises prior to the termination of this Lease and the delivery of the keys to any employee or agent of the Landlord shall not operate as a termination of this Lease or a valid surrender of the demised premises. Notwithstanding the foregoing, any surrender, return of possession or abandonment of the apartment by the Tenant shall be deemed a general release by the Tenant, running in favor of the Landlord, for any and all claims concerning or arising from Tenant's occupancy of the apartment.

#### **80. Access.**

- [a] Tenant must provide keys for the purposes of emergency repairs or work. Tenant agrees to permit Landlord and its authorized representatives access to enter the apartment on reasonable advance notice (except in the case of emergency repairs) and at all reasonable times during usual business hours for the purpose of inspecting the same, or making any repairs to the demised premises and performing any work herein that may be necessary by reason of Tenant's default under the terms of this Lease. Nothing herein shall imply any duty upon the part of the Tenant to do any such work, under any provisions of this Lease, Tenant is required to perform and the performance thereof by Landlord shall not constitute a waiver of Tenant's default in failing to perform the same.
- [b] Landlord is also hereby given the right, on reasonable notice and at all reasonable times during usual business hours, to enter the apartment and to exhibit the same in connection with any proposed financing or sale or for the purpose of re-letting the premises at the end of the term of this Lease. The apartment must be available, for a minimum of sixty (60) days from the expiration of the Lease, if the Lease is not renewed, for display to brokers and potential tenants seven (7) days a week. If Tenant or the Tenant's spouse, guest, pet, or any other person or thing shall in any way cause difficulty or hinder access to the apartment for the Landlord or the Landlord's agent for the purpose of showing the apartment to potential renters, the Tenant will be held financially responsible for all lost rents resulting from his/her/their failure to give access in accordance with this provision.

**81. Electricity Usage.** Tenant covenants and agrees that at all times the use of electrical current shall never exceed the capacity of the existing feeders to the building and/or to the demised premises.

**82. Move In/Move Out.** Tenant understands and agrees that he/she/they will not move into or out of the demised premises, except during the hours of 10:00 a.m. and 5:00 p.m., Monday through Friday, and upon appointment with the superintendent. No move-in or move-out shall be permitted unless the Tenant produce a certificate of insurance in customary form and amounts naming the Owner and Managing Agent as co insured.

**83. Maintenance Work Approvals.** In the event the Landlord performs maintenance work in the demised premises, if requested by Landlord, Tenant must sign a Tenant Approval Form indicating the work was satisfactorily completed.

**84. Tenant's Responsibility for Separation of Recyclables and Trash.** Tenant agrees at his/her/their sole cost and expense, to comply with all present and future laws, orders and regulations of all state, federal, municipal and local governments,

departments, commissions, and boards regarding the collection, sorting, separation, and recycling of waste products, garbage, refuse, and trash. Tenant shall sort and separate such waste products, garbage, refuse and trash into such categories as provided by law, and in accordance with the rules and regulations adopted by Landlord for the sorting and separation of such designated recyclable materials. Landlord 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. Where permitted by law, Landlord reserves the right to require Tenant to arrange for such collection, at Tenant's sole cost and expense, utilizing a contractor satisfactory to Landlord. Tenant shall pay all costs, expenses, fines, penalties or damages which may be imposed on Landlord or Tenant by reason of Tenant's failure to comply with the provisions of this paragraph, and, at Tenant's sole cost and expense, Tenant shall indemnify, defend and hold Landlord harmless (including legal fees and expenses from and against any actions, claims and suits arising from such Tenant non-compliance) utilizing counsel reasonably satisfactory to Landlord, if Landlord so elects. Tenant's failure to comply with this paragraph shall constitute a violation of a substantial obligation of the tenancy, and Landlord's rules and regulations. Tenant shall be liable for any costs, expenses or disbursements, including attorney's fees, incurred by Landlord in the commencement and/or prosecution of any action or proceedings by Landlord against Tenant, predicated upon Tenant's breach of this Paragraph.

- 85. Alcohol.** Tenant agrees, acknowledges, and understands that Tenant and its agents, contractors, guests, and invitees are expressly prohibited from consuming, storing, or using alcoholic beverages in, on, under, or across any of the hallways, stairways, rooftops and/or any other above ground outdoor space, such as decks, balconies, and terraces. Tenant shall hold Landlord harmless from and against any liability arising out of the use or consumption of alcoholic beverages on the building property by Tenant or its agents, contractors, guests, or invitees.
- 86. Occupants/Occupancy Modifications.** Tenant warrants and represents that he/she/they shall occupy and use the apartment only for Tenant's private residence and for no other purpose, and that there are no other individuals who will occupy the apartment as of the date of this Lease, subject to RPL §235-f. Tenant further agrees to notify Landlord, in writing, of any change in identity of the occupants of the apartment. When requested to do so by the Landlord, the Tenant will fill out and return to Landlord an Occupant Identity Form or any other form containing substantially the same information. In no event shall the Tenant permit all or any portion of the apartment to be leased on a transient basis or otherwise rent the same to third parties on a nightly, weekly and/or any other short-term basis, nor shall Tenant engage in commercial advertising of the apartment for short-term rental. Any such conduct, at Landlord's option and sole discretion, may result in the termination of this Lease. Upon such termination by the Landlord, this Lease shall be deemed null and void and Landlord shall have all rights and remedies set forth in this Lease in conjunction with the recovery of the apartment and Tenant shall remain liable for all rent and added otherwise due and owing under the Lease for the balance of the Lease terms, which shall be deemed accelerated and payable as of the termination date. Further, Tenant shall also be liable for the payment of any and all fines, penalties and/or violations levied by any City and/or State agency in connection with the misuse of the apartment on a transient basis, which shall be deemed an item of added rent, as if the Lease were otherwise in full force and effect.
- 87. Rules.** The following Rules are made a part of the Lease are subject to modification or amendment at anytime at Landlord's sole discretion, and any modifications or amendments are explicitly acknowledged by Tenant to be a part of the Lease:
- A. In the apartment, in the building and in any outdoor space, Tenant shall observe the New York City Noise Code and New York City Local Law No. 113, which govern reasonable noise levels. These codes impose a "Quiet time" which is between the hours of 10:00 p.m. and 7:00 a.m. During this time, sound levels should not exceed 7 decibels above ambient sound level, as measured at a distance of 15 feet from the source. Between the hours of 7:00 a.m. and 10:00 p.m., sound levels should not exceed 10 decibels above ambient sound level, as measured at a distance of 15 feet from the source.
  - B. Tenant, occupants, residents, or visitors, shall not play or loiter in the public halls, elevators, or any of the exterior areas of the building.
  - C. At anytime, Landlord may promulgate Special Rules and Regulations for use of outdoor spaces provided such Rules and Regulations are reasonable in nature.
- 88. Insufficient Funds.** If, in any one month, Tenant's rental check bounces, then Landlord will notify the Tenant by mail or telephone that his/her/their check is insufficient. Tenant agrees to pay any bank charges and a **\$50.00** office charge for any returned checks and to reissue a new check immediately to cover the rent plus any bank and office charges due. Landlord reserves the right to request that rent be paid by bank check, money order or other cash equivalent, following the return of a check for insufficient funds. These charges and any other charges shall be considered added rent, and are payable as rent, together with the next monthly rent due.
- 89. Credit Authority.** Tenant hereby gives express permission for the Landlord to run a credit check without any further notice to the Tenant at any time during the term of the Lease and/or during any renewal thereof. Upon request by the Tenant in writing, the Landlord will inform Tenant of the name and address of each consumer reporting agency that has furnished a report.
- 90. Tenant Inspection.** Tenant has inspected the apartment and has full knowledge of its condition and agrees to take the same in

its "AS IS" condition on the commencement date of the Lease. The taking of occupancy of the apartment by the Tenant shall be conclusive and final evidence that the apartment was in good and satisfactory condition at the time of Tenant's initial occupancy of the apartment.

- 91. Smoke Detector/Carbon Monoxide Detector.** Tenant agrees to check all smoke detectors and carbon monoxide detectors in the apartment on a monthly basis, and to immediately replace batteries as necessary. Tenant agrees to immediately inform Landlord of missing or malfunctioning detectors.
- 92. Modification.** No change, amendment, modification, waiver, cancellation or discharge of this Lease, or any part thereof, shall be valid unless in writing and signed by the party or parties against whom enforcement of any such change, amendment, modification, waiver, cancellation or discharge is sought.
- 93. Separability and Waiver.**
- [a] If any term, condition or provision of this Lease or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this lease shall not be affected thereby and each term, condition and provision of this Lease shall be valid and enforced to the fullest extent permitted by law.
  - [b] No consent or waiver, express or implied, by Landlord to or of any breach of any covenant, condition or duty of Tenant shall be construed as a consent or waiver to or of any other breach of the same or any other covenant condition or duty, unless in writing signed by Landlord.
- 94. Lease Not Effective Until Executed.** The submission of this Lease for examination does not execute a reservation of or option for the demised premises and this Lease becomes effective as a lease only upon execution and delivery thereof by Landlord.
- 95. Rider Provisions Prevail Over Form When In Conflict.** In the event of any conflict between the terms of the Lease and the provisions of this Rider, the terms of this Rider shall prevail.
- 96. Paragraph Headings.** The paragraph headings are for convenience and reference purposes only and shall not affect in any way the meaning or interpretation of this Lease Rider.

**TENANT(S) HAS/HAVE READ AND UNDERSTOOD ALL OF THE ABOVE PROVISIONS OF THE WITHIN RIDER AND SO ACKNOWLEDGE(S) BY SIGNING BELOW.**

**LANDLORD:**

**225 East 26th Street LLC**

**TENANT:**

DocuSigned by:  
*Lauren Johnson*  
296CC8C06A4A6A...

9/21/2021

DocuSigned by:  
*Lauren Decastro*  
7BACC04A35B54E2...

9/16/2021

**Lauren Decastro, Tenant**

**Date**

## **PREFERENTIAL RENT AGREEMENT**

**As of this 15th day of September, 2021**, by and between **Lauren Decastro** [hereinafter referred to as "TENANT"] and **225 East 26<sup>th</sup> Street, LLC** [hereinafter referred to as "LANDLORD"]:

### **WITNESSETH:**

FOR VALUABLE CONSIDERATION including, but not limited to, the mutual covenants and conditions contained herein, it is hereby stipulated and agreed by and between Landlord and Tenant as follows:

1. This Agreement affects Apartment 4M in the building known as and by the street address of 225 East 26<sup>th</sup> Street, New York, New York [hereinafter referred to as the "Premises"].
2. That Landlord and Tenant have this day entered into a one (1) year lease affecting the Premises, which lease commences on September 24th, 2021 and terminates on September 23rd, 2022.
3. That the current legal regulated rent based upon the lease in effect is the monthly sum of \$3,640.37.
4. That notwithstanding the fact that the monthly legal regulated rent allocable to the Premises is \$3,640.37 the parties hereto acknowledge that they have entered into this Preferential Rent Agreement which only requires Tenant to remit the lesser sum of \$2,342.00 per month.
5. That at the Landlord's sole discretion and option and at the end of the tenancy, it may continue to offer a preferential rent or some higher amount, should a renewal lease be offered.
7. This Preferential Rent Agreement is personal to the Tenant and shall not be extended to any other individual other than Tenant.

**IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT on the date appearing opposite their respective signature lines.**

DocuSigned by:  
*Lauren Decastro*  
7BACC04A3B5B4E2...

9/16/2021

**Lauren Decastro, Tenant**

**Date:**

DocuSigned by:  
*Laron Johnson*  
298CCEBC064A46A...

9/21/2021

**225 East 26<sup>th</sup> Street, LLC**  
**Landlord**

**Date:**

**RIDER ANNEXED TO AND FORMING PART OF LEASE DATED SEPTEMBER 15, 2021, MADE BY 225 EAST 26th STREET, LLC, AS OWNER, AND LAUREN DECASTRO, AS TENANT(S), PERTAINING TO APARTMENT 4M AT 225 EAST 26TH STREET, NEW YORK, NEW YORK.**

**No Smoking/Smoke-Free Building.** Tenant acknowledges and agrees that Owner has adopted a smoke free living policy for the building in an effort to designate the building as smoke free. Tenant covenants and agrees that Tenant shall not smoke or allow smoking, or permit Tenant's household members, relatives, guests, employees or service-persons to smoke in any area of the building, including within Tenants apartment, any other apartment(s) in the building, and/or in common areas of the building, whether enclosed or outdoors, including, but not limited to, within 15 feet of the Building's entrance and/or adjoining grounds, and/or on or within 15 feet of any balcony or terrace of any apartment ("Common Areas"). The term "smoking" means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, e-cigarette, e-cigar, e-pipe, in any form. Smoking also means inhaling, exhaling, and breathing any object, lighted or otherwise, aimed at delivering any substance, including but not limited to nicotine, cannabis, cannabis derived products, cannabinoids, in any manner or in any form.

**Effect of Breach/Right to Terminate Lease.** Tenant acknowledges and understands that smoking by Tenant and/or Tenant's household members, relatives, guests, employees or service-persons within Tenant's apartment and/or any other apartment(s) in the building and/or in Common Areas is a breach of a material obligation of the Lease which may entitle the Landlord to commence a summary proceeding or other litigation to terminate the Lease and/or evict the

Tenant from the Apartment. In addition, Tenant's covenants contained in this Rider shall be enforceable in a court of competent jurisdiction by a decree of specific performance and/or by appropriate injunctive relief, all in accordance with applicable law. Further, Tenant agrees that the other tenants in the building are third party beneficiaries of Tenants smoke free Rider with Owner and that any dispute or lawsuit between tenants in the building against one another shall not create a

presumption that the Owner or managing agent or building employees or other agents breached any term or condition of this Rider. Tenant agrees to indemnify and hold Landlord harmless from and against any and all loss and/or damage which Landlord may incur as a result of the breach by Tenant of any of the foregoing restrictions, including, without limitation, any withholding of rent by other tenants of the building, and reasonable attorneys' fees and disbursements incurred by Landlord in connection with any litigation, mediation and/or negotiations with Tenant or any other tenants of the building due to Tenant's breach of any term or condition contained in this Rider. Any and all of Tenant's monetary obligations to Landlord resulting from Tenant's agreement to indemnify and hold Landlord harmless shall be collectible as additional rent.

**Tenant to Promote No-Smoking Policy and to Alert Landlord of Violations.** Tenant shall inform Tenant's household members, relatives, guests, employees or servicepersons of the no-smoking policy. Tenant shall promptly give Landlord a written statement of any incident where smoke from tobacco products or other lighted products/substances is migrating into Tenant's Apartment from outside of the Apartment and, to the best of Tenants' knowledge, the source or location of such smoke. The failure by Landlord to respond to a complaint by Tenant regarding smoke shall not be construed as a breach of the warranty of habitability, or the covenant of quiet enjoyment, nor shall it be deemed to be a constructive eviction of the Tenant.

**Landlord Not a Guarantor of Smoke-Free Environment.** Tenant acknowledges that Landlord's adoption of a smoke-free initiative for the building and the efforts to convert the building over time to a smoke-free environment does not make the Landlord, or any of its managing agents and/or employees, guarantor(s) of Tenant's health and/or of the smoke-free condition of the Apartment and/or the building. However, Landlord shall take reasonable steps to enforce the smoke-free terms of its leases. Landlord is not required to take steps in response to smoke from smoking and/or smoking unless and/or until Landlord is put on actual notice of the presence of smoke from smoking and/or smoking, based upon personal knowledge and/or written notice by a tenant.

**Disclaimer by Landlord.** Tenant acknowledges that Landlord's adoption of a smoke-free initiative/policy for the building does not, in any way, change or increase the standard of care that the Landlord and/or the managing agent has, may have or would have to Tenant or to Tenant's household members, relatives, guests, employees or service-persons to render the building and the subject premises designated as smoke-free any safer, more habitable, or improved in terms of air quality standards than any other rental premises. Landlord specifically disclaims any implied or express warranties that the building, Common Areas and/or the Apartment will have any higher or improved air quality standards than any other rental property. Landlord cannot and does not warranty or promise that the

Apartment or Common Areas will be free from smoke and/or secondhand smoke. Tenant acknowledges that Landlord's ability to police, monitor, or enforce the agreements in this Rider is dependent, in significant part, on voluntary compliance by Tenant and Tenant's household members, relatives, guests. Tenants with respiratory ailments, allergies, and/or any other physical or mental conditions relating to smoke/smoking are put on notice that Landlord does not assume any higher duty of care to enforce this Rider than any other landlord obligation under the Lease.

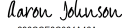
**Existing Tenants.** Tenant is hereby advised that all new tenants moving into the building are obligated not to smoke in their apartment(s) and/or in Common Areas. New tenant(s) acknowledge(s) that existing tenants residing in the building under an existing lease may not currently be required to comply with this smoke free rider and will not be required to do so until such time that the existing tenant renews his/her lease, and then, only if Landlord is legally permitted to include such a Rider to the existing tenant's renewal lease.

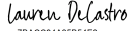
**Waiver.** The failure or omission by Landlord to enforce, for any period of time, any provision of this Rider shall not be deemed or construed as a waiver of that provision or any other provision of this Rider, shall not constitute an agreement, express or

otherwise, to modify, change or alter the terms of this Rider, and/or shall not constitute a waiver by or estoppel against Landlord to insist upon full and complete performance of the terms and conditions of this Rider, as written.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Agreement to be duly executed and acknowledged as of the day and year first above written.

BY:

DocuSigned by:  
  
308CCEBCD84446A  
\_\_\_\_\_, Owner

DocuSigned by:  
  
7BACC9A35B54E2  
\_\_\_\_\_, Tenants

## RIDER

### 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): Lauren Decastro

Subject Premises: 225 East 26th Street, NY, NY

Apt. #: 4M

Date of vacancy lease: SEPTEMBER 15, 2021

### **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.

Signature of Tenant(s):  Dated: 9/16/2021 Signature of \_\_\_\_\_

Owner/Agent:  Dated: 9/21/2021

# WINDOW GUARDS REQUIRED

## Lease Notice to Tenant

**You are required by law 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/CIRCLE ONE

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

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

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

Tenant (Print): Lauren DeCastro  
225 East 26<sup>th</sup> Street, NY, NY Apt. 4M

Tenant's Signature:  Date: 9/16/2021

Return this form to: Trihill Management, 346 Park Ave S 3rd floor, New York, NY 10010

***For Further Information call 311 for Window Falls Prevention***

## RIDER

### SPRINKLER DISCLOSURE

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): Lauren DeCastro

Leased Premises Address: 225 East 26th Street, NY, NY

Apartment Number: 4M (the "Leased Premises")

Date of Lease: SEPTEMBER 15, 2021

#### CHECK ONE:

1. ☒ There is NO Maintained and Operative Sprinkler System in the Leased Premises.

2. ☐ There is a Maintained and Operative Sprinkler System in the Leased Premises.

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

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

#### Acknowledgment & Signatures:

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

Tenant : Lauren DeCastro 9/16/2021  
Signature:  Dated: \_\_\_\_\_

Owner: 225 East 26th Street, LLC 9/21/2021  
Signature:  Dated: \_\_\_\_\_

## **RIDER**

### **OCCUPANCY NOTICE FOR INDOOR ALLERGEN HAZARDS** ®

The owner of the building located at 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 City of New York Department of Housing Preservation and Development has issued a violation requiring correction of an indoor allergen hazard for your apartment. If there is an indoor allergen hazard in your apartment, the owner is required to fix it, using the safe work practices that are provided in the law. The owner must also provide new tenants with a pamphlet containing information about indoor allergen hazards.

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

The Owner certifies that it has 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. Owner has performed the required work using the safe work practices provided in the law.

225 East 26<sup>th</sup> Street, LLC:

By: Lauren DeCastro

## RIDER

### STOVE KNOB COVERS

#### **ANNUAL NOTICE FOR TENANTS IN MULTIPLE DWELLING UNITS WITH GAS-POWERED STOVES**

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

TENANT : Lauren Decastro

Please complete this form by circling the appropriate statement, filling out the information requested, and signing.

Please return the form to the owner at the address provided.

Yes, I want stove knob covers or replacement stove knob covers for my stove, and I have a child under age six residing in my apartment .

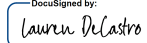
Yes, I want stove knob covers or replacement stove knob covers for my stove, even though I do not have a child under age six residing in my apartment .

No, I DO NOT want stove knob covers for my stove, even though I have a child under age six residing in my apartment.

☒ No, I DO NOT want stove knob covers for my stove. There is no child under age six residing in my apartment.

Tenant Name: Lauren Decastro

Address: 225 East 26th Street, NY, NY Apt. 4M

DocuSigned by:  
  
7BAC080A35554E2

9/16/2021  
Dated: \_\_\_\_\_

Tenant Signature

Return this form to: Trihill Management, 346 Park Ave S 3rd floor, New York, NY 10010

**LEASE/COMMENCEMENT OF OCCUPANCY NOTICE FOR PREVENTION OF LEAD BASED PAINT HAZARDS—INQUIRY REGARDING CHILD**

You are required by law to inform the owner if a child under six years of age resides or will reside in the dwelling unit (apartment) for which you are signing this lease/commencing occupancy. Beginning on January 1, 2020, the term “resides” means that a child under six routinely spends 10 or more hours per week in the dwelling unit. If such a child resides or will reside in the unit, the owner of the building is required to perform an annual visual inspection of the unit to determine the presence of lead-based paint hazards. IT IS IMPORTANT THAT YOU RETURN THIS FORM TO THE OWNER OR MANAGING AGENT OF YOUR BUILDING TO PROTECT THE HEALTH OF YOUR CHILD. If you do not respond to this notice, the owner is required to attempt to inspect your apartment to determine if a child under six years of age resides there.

If a child under six years of age does not reside in the unit now, but does come to reside in it at any time during the year, you must inform the owner in writing immediately. If a child under six years of age resides in the unit, you should also inform the owner immediately at the address below if you notice any peeling paint or deteriorated subsurfaces in the unit during the year.

Whether or not a child under age six will reside in the apartment, the owner of the building is also required to fix all lead-based paint hazards and underlying defects that may cause paint to peel, make floors, window sills and window wells smooth and cleanable, remove or cover all lead-based paint on friction surfaces of doors and door frames, and remove or cover all lead-based paint on friction surfaces of windows or install window channels or slides. This work should be performed before you move into the apartment, and the owner must properly clean the apartment after the work is completed.

Please complete this form and return one copy to the owner or his or her agent or representative when you sign the lease/commence occupancy of the unit. Keep one copy of this form for your records. You should also receive a copy of a pamphlet developed by the New York City Department of Health explaining about lead based paint hazards when you sign your lease/commence occupancy.

CHECK ONE: ☐ A child under six years of age resides in the unit

☒ A child under six years of age does not reside in the unit

DocuSigned by:  
*Lauren DeCastro*  
7BAC0MA35B54E2

(Occupant signature)

Print occupant's name, address and apartment number:

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(NOT APPLICABLE TO RENEWAL LEASE) Certification by owner: I certify that I have complied with the provisions of §27-2056.8 of Article 14 of the Housing Maintenance Code and the rules promulgated thereunder relating to duties to be performed in vacant units, and that I have provided a copy of the New York City Department of Health and Mental Hygiene pamphlet concerning lead-based paint hazards to the occupant.

DocuSigned by:  
*Baron Johnson*  
296CCE8C064A48A

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(Owner signature)

Return this form to: Trihill Management, 346 Park Ave S 3rd floor, New York, NY 10010

OCCUPANT: KEEP ONE COPY FOR YOUR RECORDS

OWNER COPY/OCCUPANT COPY