

October 14, 2021

Dear Abigail Hynes and Scott Hynes:

We would like to thank you for your interest in leasing an apartment at **1134 Fulton**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment: **523 Franklin Ave #3E, Brooklyn, NY 11238**
Rent: **\$3,325.00**
Term: **1 year, 3 months and 17 days**
Lease Dates: **December 15, 2021** to **March 31, 2023**
Concession: Early Occupancy Beginning **November 1, 2021**
Source: Streeteasy.com

Note that no lease is binding until counter-signed by Owner. Approval is subject to our receipt of the following executed original documents together with the payments set forth below **within 48 hours**:

- | | |
|--|---|
| 1) Amenity Rider | 2) Bedbug Infestation History Disclosure |
| 3) Early Occupancy Rider | 4) Fire Safety Plan |
| 5) Indoor Allergen Hazard Notice | 6) Indoor Allergen Tenant Pamphlet |
| 7) No Smoking Rider | 8) Notice of 421-a (16) Apartment Market Rate Threshold Exemption |
| 9) Notice of Suspected Gas Leak | 10) Pet Rider |
| 11) Recycling Notice NYC | 12) Smoking Policy |
| 13) Sprinkler Disclosure Lease Rider | 14) Stove Knob Covers |
| 15) Temporary Amenity Concession Rider | 16) Tenant Contact Worksheet |
| 17) Transient Occupancy Rider | 18) W-8 / W-9 |
| 19) Welcome Letter | 20) Standard Form of Apartment Lease |
| 21) Window Guards - NY | |
- 22) Payment in the form of certified check, bank check or money order for the following: **\$3,325.00** representing the first month's rent payable to **Porter Ave Holdings LLC** and **\$3,325.00** representing the security deposit payable to **Porter Ave Holdings LLC**, **\$0.00** representing the pet security deposit payable to **Porter Ave Holdings LLC**, **\$0.00** representing the pet fee

Sincerely,

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

Witnesses		BY: KRE BKLYNER 1134 FULTON LLC	
		Signed by Danny Wrublin Tue Oct 19 2021 09:21:26 AM EDT Key: CC27D51C; IP Address: 72.43.184.170	
 (Witness)	Date	 (Landlord)	Date
		Signed by Abigail Hynes Thu Oct 14 2021 02:36:03 PM EDT Key: 68341CEC; IP Address: 74.120.13.214	
 (Witness)	Date	Abigail Hynes (Tenant)	Date
			10/14/2021 01:46 PM EDT
 (Witness)	Date	Scott Hynes (Tenant)	Date