

October 15, 2021

Dear HEATHER N. BOWEN:

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 #4W, Brooklyn, NY 11238**
Rent: **\$3,260.00**
Term: **1 year, 10 months and 12 days**
Lease Dates: **December 20, 2021** to **October 31, 2023**
Concession: Early Occupancy Beginning **October 20, 2021**
Source: MNS Agent

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: **\$3,260.00** representing the first month's rent payable to **Porter Ave Holdings LLC** and **\$0.00** representing the security deposit payable to **Porter Ave Holdings LLC**.

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

(Witness) Date

 **Signed by Danny Wrublin**
Thu Oct 21 2021 01:52:17 PM EDT
Key: CC27D51C; IP Address: 72.43.184.170

(Landlord) Date

(Witness) Date

 **Signed by HEATHER N. BOWEN**
Tue Oct 19 2021 09:26:57 PM EDT
Key: 2F1086E2; IP Address: 24.90.115.192

HEATHER N. BOWEN (Tenant) Date

(Witness) Date