

January 12, 2023

Dear Eyal Gagin and Tracy L. Eisenman:

We would like to thank you for your interest in leasing an apartment at **120-125 Riverside Drive**. At this time, your lease application has been processed. Please review the following lease terms:

Apartment:	<u>120-125 Riverside Drive #120-9E, New York, NY 10024</u>
Rent:	<u>\$13,000.00</u>
Term:	<u>2 years, 0 months and 1 day</u>
Lease Dates:	<u>February 15, 2023 to February 14, 2025</u>
Concession:	One-Time Rental Concession of <u>\$13,000.00</u> to be given from <u>March 1, 2023 to March 31, 2023.</u>
Concession:	One-Time Rental Concession of <u>\$13,000.00</u> to be given from <u>April 1, 2023 to April 30, 2023.</u>
Concession:	One-Time Rental Concession of <u>\$6,500.00</u> to be given from <u>July 1, 2024 to July 15, 2024.</u>
Source:	Other Guide

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 72 hours:**

- | | |
|---|--|
| 1) Welcome Letter | 2) Standard Form of Apartment Lease |
| 3) Tenant Contact Worksheet | 4) Lead Paint Disclosure |
| 5) Lead Paint Inquiry | 6) Fire Safety Plan |
| 7) Additional Clauses | 8) Bedbug Pamphlet |
| 9) Construction Rider to Lease | 10) Free Rent Rider |
| 11) Lead Paint Booklet | 12) Military Rider |
| 13) NYC Recycling Notice | 14) No Smoking Rider |
| 15) Notice Of Reasonable Accommodations For Persons With Disabilities | 16) Occupancy Rider |
| 17) Pet Rider | 18) Policy on Smoking for Residential Building |
| 19) Rent Concession Rider | 20) Renters Insurance Notification |
| 21) Smoke Detector/Carbon Monoxide Rider | 22) Sprinkler Disclosure Lease Rider |
| 23) W-8 / W-9 | 24) Window Guards |
| 25) Bedbug Infestation History Disclosure | 26) Smoke Detector Rider |
| 27) Stove Knob Covers | 28) Indoor Allergen Hazard Notice |
| 29) Indoor Allergen Tenant Pamphlet | |
- 30) All future rental payments should be mailed to: **Thor-Go 120-125 Riverside, LLC, c/o Pinnacle City Living 1201 Broadway Suite 401, New York, NY 10001.**
- 31) Payment in the form of Certified Check, Bank Check or Money Order for the following: **\$13,000.00** representing one month's rent payable to **Thor-Go 120-125 Riverside, LLC** and a separate check for **\$13,000.00** representing the security deposit payable to **Thor-Go 120-125 Riverside, LLC. A certificate of Insurance (COI) is required from your moving company prior to move-in.**

Sincerely,

120-125 Riverside Drive

Apartment Number #120-9E		Deposit Amount \$13,000.00	
Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service		Request for Taxpayer Identification Number and Certification ► Go to www.irs.gov/FormW9 for instructions and the latest information.	
		Give Form to the requester. Do not send to the IRS.	
Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Eyal Gagin		
	2 Business name/disregarded entity name, if different from above		
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☒ Individual/Sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=Corporation, S=S corporation, P=partnership) ► _____ Note. Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ►		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
	5 Address (number, street, and apt. or suite no.) See instructions. 120-125 Riverside Drive #120-9E		Requester's name and address (optional) Thor-GO 120-125 Riverside LLC
	6 City, state, and ZIP code New York, New York 10024		
7 List account number(s) here (optional)			

Part I

Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Social security number

180631675

or

Employer identification number

Note: If the account is in more than one name, see the instructions for line 1. Also see What Name and Number To Give the Requester for guidelines on whose number to enter.

Part II

Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply.For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here



Signed by Eyal Gagin
Fri Jan 13 2023 11:03:39 AM EST
Key: B1357298; IP Address: 72.227.132.66

Eyal Gagin (Signature of U.S. Person)

Date

General Instructions Section references are to the Internal Revenue Code unless otherwise noted. Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9 . Purpose of Form An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following. Form 1099-INT (interest earned or paid)	- Form 1099-DIV (dividends, including those from stocks or mutual funds) - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds) - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers) - Form 1099-S (proceeds from real estate transactions) - Form 1099-K (merchant card and third party network transactions) - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition) - Form 1099-C (canceled debt) - Form 1099-A (acquisition or abandonment of secured property) Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN. <i>If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.</i>
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LEASE/COMMENCEMENT OF OCCUPANCY NOTICE FOR THE 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. 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 resides there.

If a child under six years of age does not reside in the unit now, but does come to live 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.

Please complete this form and return one copy to the owner or his/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 and Mental Hygiene 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

Print occupant's name, address and apartment number:

Eyal Gagin and Tracy L. Eisenman, 120-125 Riverside Drive #120-9E, New York, NY 10024.

(Not applicable to renewal leases) Certification by owner: I certify that I have complied with the provisions of §27-2086.8 of Article 14 of the Housing Maintenance Code and the rules promulgated thereunder related 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.

Adriana Obando as agent for Thor-GO 120-125 Riverside LLC



Signed by Eyal Gagin
Fri Jan 13 2023 11:53:03 AM EST
Key: B1357298; IP Address: 72.227.132.66

Eyal Gagin (Resident)Date

(Owner/Agent)Date



Signed by Tracy L. Eisenman
Fri Jan 13 2023 11:58:06 AM EST
Key: ADA6E435; IP Address: 72.227.132.66

Tracy L. Eisenman (Resident)Date

AVISO ANUAL PARA MEDIDAS DE PRECAUCION CON LOS PELIGROS DE PLOMO EN
LA PINTURA-ENCUESTA RESPECTO AL NIÑO

Usted esta requerido por ley informarle al dueno si un niño menor de seis años de edad esta viviendo o vivirá con usted en su unidad de vivienda (apartamento). Si tal niño vive en la unidad, el dueño del edificio esta requerido hacer una inspección visual añualmente de la unidad para determinar la presencia peligrosa de plomo en la pintura. **POR ESO ES IMPORTANTE QUE USTED LE DEVUELVA ESTE AVISO AL DUEÑO O AGENTE AUTORIZADO DEL EDIFICIO PARA PROTEGER LA SALUD DE SU NIÑO.**

Si un niño menor de seis años de edad no vive en la unidad ahora, pero viene a vivir en cualquier tiempo durante el año, usted debe de informarle al dueño por escrito inmediatamente. Usted tambien debe de informarle al dueño por escrito si el niño menor de seis años de edad vive en la unidad y si usted observa que durante el año la pintura se deteriora o esta por pelarse sobre la superficie de la unidad, usted tiene que informarle al dueño inmediatamente. Usted puede solicitar que el dueño le de una copia de los archivos de la inspección visual hecha en su unidad.

Llene el formulario por favor este y vuelva una copia al dueño o su agente o representante cuando usted firma la ocupación de lease/commence de la unidad. Mantenga una copia de este formulario para su informacion. Usted debe también recibir una copia de un folleto desarrollado por el departamento de New York City de la salud y de la higiene mental que explica sobre peligros conducir-basados de la pintura cuando usted firma su ocupación de lease/commence.

MARQUE UNO:

- ☒ Vive un niño menor de seis años de edad en la unidad.
- ☐ No vive un niño menor de seis años de edad en la unidad.

(Esto no es aplicable para un renovamiento del contrato de alquiler.) Certificacion de dueño: Yo certifico que he cumplido con la provision de §27-2056.8 del Artículo 14 del codigo y reglas de Vivienda y Mantenimiento (Housing Maintenance Code) relacionado con mis obligaciones sobre las unidades vacante, y yo le he dado al ocupante una copia del pamfleto del Departamento de Salud y Salud Mental de la Ciudad de Nueva York sobre el peligro de plomo en pintura.

Return this form to / Devuelva este fomulario a: c/o Pinnacle City Living 1201 Broadway Suite 401, New York, NY 10001

OCCUPANT: KEEP ONE COPY FOR YOUR RECORDS -- OWNER: COPY/OCCUPANT COPY