14. Tenant's duty to obey laws and regulations

14. Jeases 1 will) be over jam and representation of the first all laws, orders, rules, reportes, and directions, of all presentations authorises, Landlord's insterns Board of Fire Underwisers, or similar groups. Tenant may not do anything which may increase authorises, Landlord's insterns. Board of Fire Underwisers, or similar groups. Tenant may not do anything which may increase

15. Tenant's defaults and Landlord's remedies

A. Landlord may give 3 days written notice to Tenant to correct any of the following defaults:

Improper assignment of the Lease or subletting of all or part of the Apartment.

Failure to fully perform any other term in the Lease.

B. If Fewest faul to correct the defaults in section A within the 3 days, Leading may cancel the Lease by giving Tenant is wentern 3-day action stating the date the Term will end. On that date the Term and Tenant's rights in this Lease automatically and Tenant.

16. Waiver of jury, counterclaim, setoff Landlord and Tenarr waive trial by a jusy in any matter between the parties (except for personal injury or property car claims). In any proceeding to obtain possession of the Apartment, Tourist shall not have the right to make a counterclaim or senti.

Any notice must be in writing and Addressed to Trucet at the Apartment or to Landford at the Address for Notices. It must be perceasily delivered, or sent by comfided must on brought express. It is will be considered delivered free days when the day musted, the variant content of the days after that they writing to content of the days in promoting of the days. It is promoting the days in the days in promoting delivered, writing notice to Trease of Landford's and the days after the days and the days are the days and the days are the address is changed. Each purty must accept notices from the other.

Landford's acceptance of rest or failure so endouce any term in this Lease is not a waiver of any of Landford's rights. If a term in this Lease is illegal, the rest of this fease remains in full force.

19. No Waterbeds

No waterbeds or water-filled funiture shall be kept in the Apartment.

Tenant county with Landford's Rules. Notice of Rules will be posted or given to Tenant. Landford need not endoug Rules against other Tenants. Lendlord is not liable to Tenant if another tenant violates the Rules. Tenant recovers no rights under the Rules.

21. Representations Tenset has read this Lease. All promises made by the Landford are in this Lease. There are no others

If due to labor traudes, government order, lack of supply, Tenant's act or neglect, or any other cause not fully writen Landford's reasonable control Landford is delayed or stable to (a) field large of the Landford's promises or agreements, (b) supply any service (c) make any repeir or change in the Apartment or Building, or (d) supply any equipment or appliances, this Leave shall not be excled

23. Termination of Lease

Enter purry many remainance the tenancy by giving nonce so the other at least 30 days prior to the end of the next month.

At the end of the Leans, Tenant must leave the Apartment broom-clean and in good condition; remove all of Tenant's prop-24. End of term erry and all Tenant's installations and decorations, report all damages to the Apartment and Building caused by moving, and retitute

25. Space "as is"

Tenant has inspected the Apartment and Building. Tenant stores they are in good order and repair and takes the Apartment "as is." 26. Quiet enjoyment and hobitability

Subject to the terms of this Leans, so long as Tenant is not in default, Tenant may peaceably and quietly have, hold, and enjoy the Apartment. Landlord stores that the Apartment and Building are fit for human living and there is no condition dangerous to health, life or safety.

27. Legal fees The successful party in a legal action or proceeding between Landford and Tenant for non-payment of rest or recovery of possession of the Apartment may recover reasonable legal first and costs from the other party. 28. Lease binding on

This Lease is binding on Landlord and Teners and those that lawfully succeed to their rights or take their place.

Landford means the owner, or the lessee of the Building, or a leader in possession. Landford's obligations and when Landford's Landford's Building is baseforred. Any acts Landford may do may be performed by Landford's agent or employees.

30. Paragraph headings The Paragraph headings are for convenience only.

31. Changes This Lease may be changed only by an agreement in writing signed by and delivered to each party

This Lesse is effective when Landlord delivers to Tenant a copy signed by all parties. 12. Effective date





GDDX Ramberg/judetion inc., NHS 16613 Web SUPPORTS CON

LEASE AGREEMENT

The Landlord and Tenant agree to lease the Apartment month-to-month at the Rent stated on these terms:

LANDLORD:	TENANT:
Brooklyn, NY	Address
Occupants Leuse down Jule 15th Degracing June 14th N	contriby Rens S2,100 Security S2,100

Additional terms on ______ page(s), initialed at the end by the parties, is attached and made a part of this Lease. 1. Use

The Apartment must be used only as a private dwelling to live in and for no other reason. Only a party signing this Losse and

Landing shall not be label for finiture to give Tenant possession of the Apartment on the beginning date of the Term. Rest shall be psyche as of the beginning of the Term soless Landing is usuable to give possession. In that case rent shall be psyche as of the date consession as available. Landing will not for the more as to the date possession will be reviable.

The Rest stated above must be paid on the first day of that month at Landlord's address. Landlord need not neve source to nay Added Rent is payable as Rent, together with the next monthly Rent due. If Tenant fails to pay the Added Rent on time, Landford shall have the same rights against Fenant as if Tenant failed to pay Rent. 4. Security

Tenant has given Security to Landlood in the amount stated above. If Tenant fully complies with all of the terms of this Lease.

Landiced will supply: (a) heat as required by law, and (b) hot and cold water for the bathroom and kitchen sinks. Stopping or

Tenant must pay for all electric, gas, selephone and other utility services used in the Apartment and arrange for them with the

Landford may stop service of any required plumbing, beating, electric, elevator or air cooling systems, if required by accident, need not supply that service until Landford is able to supply it.

Tenant must take good care of the Apartment and all equipment and fixtures in it. Tenant must, at Tenant's cost, make all repairs and replacements whenever the need results from Tenant's act or neglect. If Tenant fails to make a needed repair or replacement, Landlord may do it. Landlord's expense will be Added Ress.

Tenant must obtain Landlord's prior written consent to attach anything to the Apartment's, walls, stairs, or ceiling, such as pandemand shall be by notice, given at least 15 days before the end of the Lease. Landlord is not required to do or vay for any work 8. Late fees, return check fees

If Tenant fails to pay rent before the 6th day of the month, Tenant shall pay a late fee of \$______

Landlord is not liable for loss, expense, or damage to any person or property, unless due to Landlord's negligence. Tenant must my for damages suffered and money speen by Landford relating to any claim arising from any act or neglect of Tenant. Tenant is

10. Landford may enter Landord may, at reasonable times, enter the Apartment to inspect, to make repairs or alterations, and to show it to prospec-

11. Assignment and sublease Tenant may not assign this Lease, sublet all or part of the Apartment or permit any one other than Tenant and Occupants to

12. Parking

Dogs, cars or other animals are not allowed in the Apartment or in the Building