

Fwd: EXECUTED LEASE PAGES [INTERNAL USE] [REBNY] [ABA]

Bo Dincer <bd2561@columbia.edu>Sun, Nov 14, 2021 at 4:31 PM

Draft To: OwnersandManagers@rebny.com, GovernmentAffairs@rebny.com, Accounting@rebny.com, Benefits@rebny.com, Research@rebny.com, "Cc:" <ResidentialBrokerage@rebny.com>, Press@rebny.com, CommercialBrokerage@rebny.com, RLSSupport@rebny.com, Education@rebny.com, REBNYcounsel@rebny.com

Cc: Baris Dincer <bdincer66@icloud.com>, Bo Dincer <BD2561@columbia.edu>, bdincer1738@bloomberg.net, bdincer1768@bloomberg.net, service@americanbar.org

----- Forwarded message -----

From: Bo Dincer <bd2561@columbia.edu>

Date: Sun, Nov 14, 2021 at 4:29 PM

Subject: EXECUTED LEASE PAGES [INTERNAL USE] CURRENTLY.

To: Bo Dincer <BD2561@columbia.edu>, BD <bondstrt@protonmail.com>, Baris Dincer <bdincer66@icloud.com>, <bdincer1738@bloomberg.net>, <lzucker@mskyline.com>, Laskowitz, Shari <slaskowitz@ingramllp.com>, Paul Regan <legal@mskyline.com>, \_Errrrrdinc Dincer <edincer54@gmail.com>

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That's what the regulators do. Not my department, I just follow their rules.

NO BCC either, just leave it to your discretion as a LANDLORD as to whom it is that will enforce you. Your counsel lined those up (partially) on the 10th after I filed CF\_000031 on the 9TH. I understand who you need to report to. There is no maintenance record or an operational sprinkler system while I lived there.

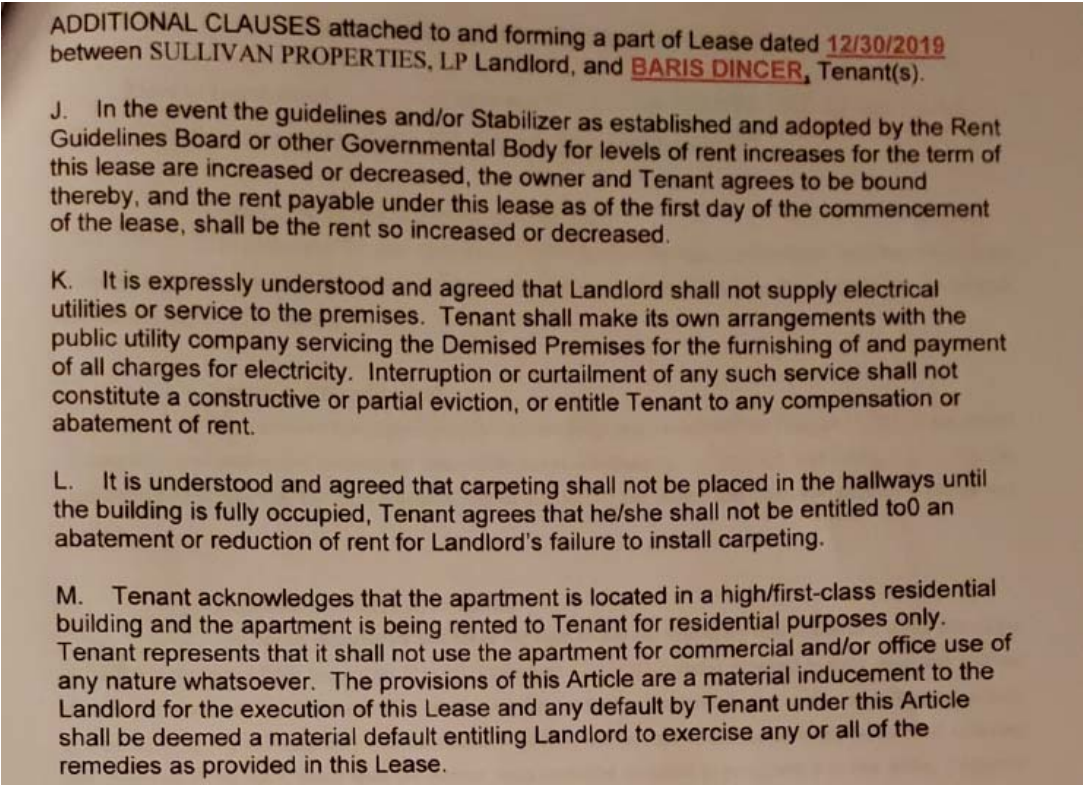
NO COF... The terms of the abatement are well-scrutinized but as an assignment of leases...

how many leases do your auditors need to review... and will you have an auditor that will take you on as a client on the basis of your "fitness"

- 1. TCR REPORT
- 2. NYSCEF 153974 DOCUMENTS
- 3. NYSCEF DOC # 479 SKYPE RECORDED SESSION

You can post-date your letters to:  
55 Wall Street, 10005

Q: Ticker Symbol  
A: STFGX



**RENT STABILIZED LEASE**

**ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF TENANTS AND OWNERS UNDER THE RENT STABILIZATION LAW. (LOS DERECHOS Y RESPONSABILADES DE INQUILINOS Y CASEROS ESTAN DISPONIBLE EN ESPAÑOL).**

**PREAMBLE:** This Lease Agreement ("Lease") contains the agreements between You, as Tenant(s), and the Owner listed below, concerning Your rights and obligations and the rights and obligations of Owner. You and Owner may have other rights and obligations, which are set forth in government laws and regulations. You should read this Lease and all its attached parts carefully. If You have any questions, or if You do not understand any 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.

**1. IDENTIFICATION OF PARTIES AND PREMISES**

This Lease Agreement is entered into between the parties listed below and pursuant to the ensuing terms:

**Date of the Lease:** December 30, 2019

**Owner's Name:** SULLIVAN PROPERTIES, LP c/o Manhattan Skyline Management Corp.  
A/A/E

**Owner's Address for Notices:** 103 West 55<sup>th</sup> Street, New York, NY 10019

**Tenant(s) Name\* ("Tenant"):** \_\_\_\_\_ **Social Security No.** \_\_\_\_\_ **Birth Date** \_\_\_\_\_

1. Baris Dincer

**5. RENT, ADDED RENT, RENT ADJUSTMENTS:**

- A. Your monthly rent for the Apartment is \$2,395.00. **Rent payments for each month are due on or before the first day of each month** at the address above or at a location designated by Owner in writing. Notice from Owner to You is not required. The rent must be paid in full without deductions. [Owner will allocate your rent payment, as it deems fit]. You must pay the first month's rent to Owner when You sign this Lease. If the Lease begins after the first day of the month when you sign it, You must pay Owner (1) the part of the rent from the beginning date of this Lease until the last day of the month and (2) the full rent for the next full calendar month. You will pay the rent as it shall become due, without any deductions, unless permitted by law.

**12. YOUR DUTY TO OBEY AND COMPLY WITH LAW, 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, which affects 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 outside, unless the equipment and safety devices required by law are used.

**15. OWNER'S INABILITY TO PROVIDE SERVICES**

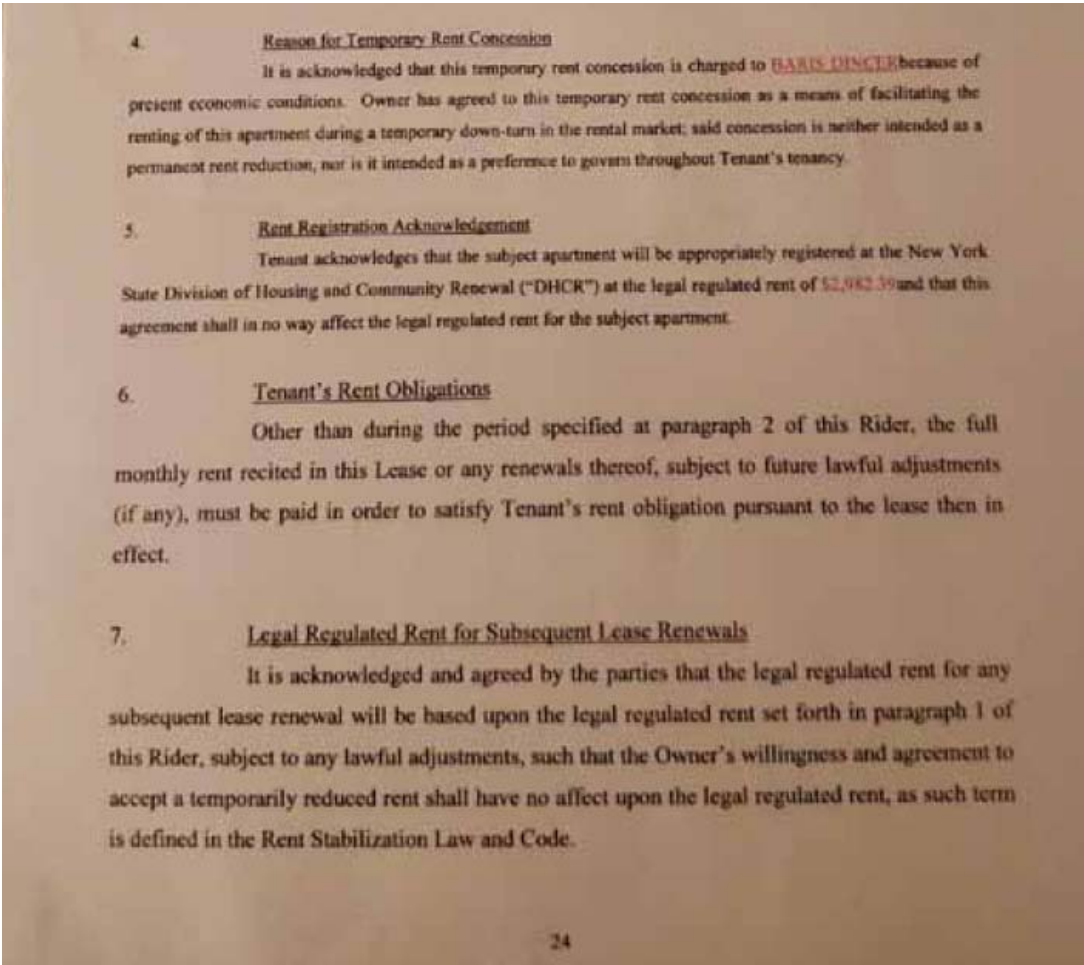
If Owner is unable to provide certain services as a result of circumstances which are not the fault of Owner, including but not limited to a strike, labor, trouble, national emergency, repairs, or any other cause beyond Owner's reasonable control, Your obligations under this Lease, including the obligations to pay rent without abatement, shall remain in effect. In any of these events, any rights You may have against Owner are only those rights which are allowed by laws that are in effect when the reduction in service occurs. Owner is not required to provide any service besides those specifically written in this Lease.

**16. ENTRY TO APARTMENT**

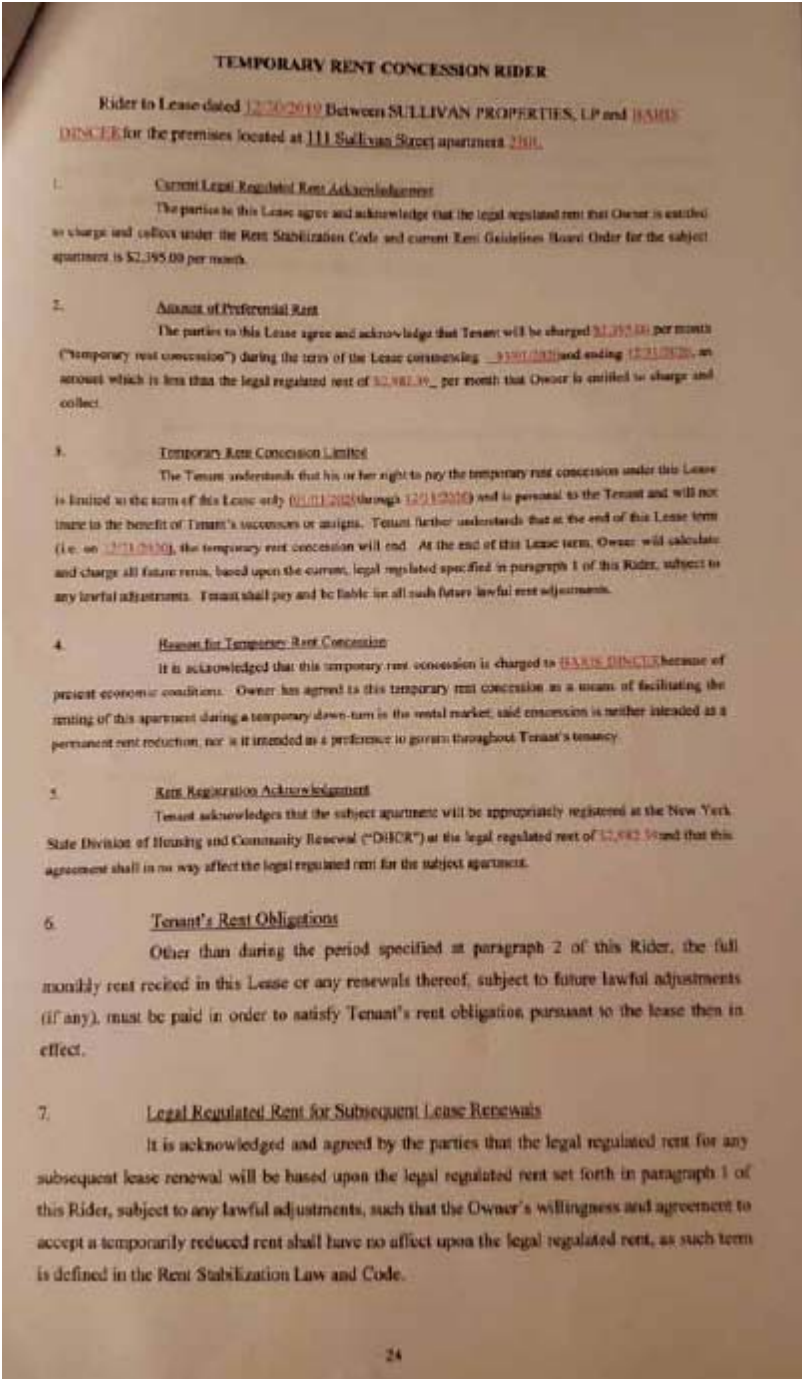
During reasonable hours and with reasonable notice, except in emergencies, Owner may enter the Apartment for the following reasons:

- A. To erect, use and maintain pipes and conduit 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 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 may 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;
- F. If Owner enters the Apartment, Owner will try not to disturb You. Owner may keep all equipment necessary to make repairs or alterations to the Apartment in the Apartment. Owner is not responsible for disturbance or damage to You because of performing work or keeping the equipment in the Apartment. Owner's use of the Apartment does not give You a

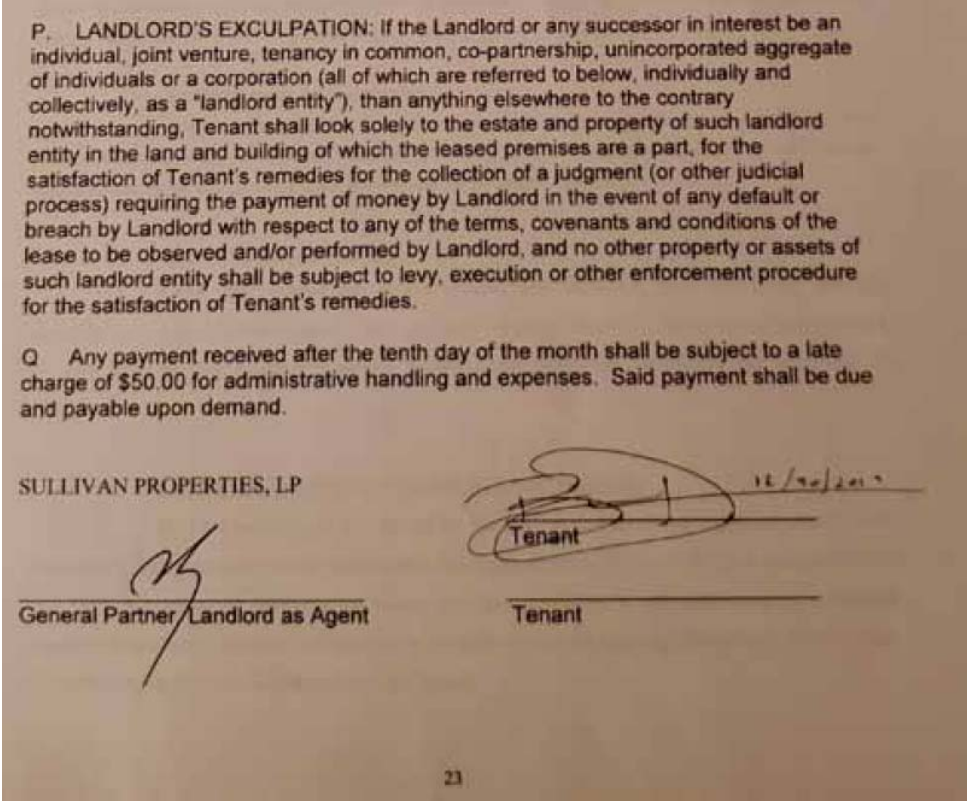








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4 attachments

-  2020.08.11-COUNTEROFFER.pdf  
1388K
-  NYC NO FEE Luxury Apartments for Rent \_ Manhattan Skyline ®.pdf  
2069K
-  CCF\_000031.pdf  
521K
-  2020.08.10[Myscan\_2020081014343276].PDF  
255K