

Bo Dincer <bd2561@columbia.edu>

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

------ 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>

P

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

ADDITIONAL CLAUSES attached to and forming a part of Lease dated 12/30/2019 between SULLIVAN PROPERTIES, LP Landlord, and BARIS DINCER, Tenant(s).

- J. In the event the guidelines and/or Stabilizer as established and adopted by the Rent Guidelines Board or other Governmental Body for levels of rent increases for the term of this lease are increased or decreased, the owner and Tenant agrees to be bound thereby, and the rent payable under this lease as of the first day of the commencement of the lease, shall be the rent so increased or decreased.
- K. It is expressly understood and agreed that Landlord shall not supply electrical utilities or service to the premises. Tenant shall make its own arrangements with the public utility company servicing the Demised Premises for the furnishing of and payment of all charges for electricity. Interruption or curtailment of any such service shall not constitute a constructive or partial eviction, or entitle Tenant to any compensation or abatement of rent.
- L. It is understood and agreed that carpeting shall not be placed in the hallways until the building is fully occupied, Tenant agrees that he/she shall not be entitled to0 an abatement or reduction of rent for Landlord's failure to install carpeting.
- M. Tenant acknowledges that the apartment is located in a high/first-class residential building and the apartment is being rented to Tenant for residential purposes only. Tenant represents that it shall not use the apartment for commercial and/or office use of any nature whatsoever. The provisions of this Article are a material inducement to the Landlord for the execution of this Lease and any default by Tenant under this Article shall be deemed a material default entitling Landlord to exercise any or all of the remedies as provided in this Lease.

RENT STABILIZED LEASE

ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF TENANTS AND OWNERS UNDER THE RENT STABILIZATION LAW. (LOS DERECHOS Y RESPONSIBILADES 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 CO c/o Manhattan Skyline Management Corp. A/A/F

Owner's Address for Notices: 103 West 55th Street, New York, NY 10019

Tenant(s) Name* ("Tenant"): Social

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 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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Reason for Temporary Rent Concession

It is acknowledged that this temporary rent concession is charged to BARIS DINCER because of present economic conditions. Owner has agreed to this temporary rent concession as a means of facilitating the renting of this apartment during a temporary down-turn in the rental market; said concession is neither intended as a permanent rent reduction, nor is it intended as a preference to govern throughout Tenant's tenancy.

Rent Registration Acknowledgement

Tenant acknowledges that the subject apartment will be appropriately registered at the New York State Division of Housing and Community Renewal ("DHCR") at the legal regulated rent of \$2,962 59 and that this agreement shall in no way affect the legal regulated cent for the subject apartment.

Tenant's Rent Obligations

Other than during the period specified at paragraph 2 of this Rider, the full monthly rent recited in this Lease or any renewals thereof, subject to future lawful adjustments (if any), must be paid in order to satisfy Tenant's rent obligation pursuant to the lease then in effect.

Legal Regulated Rent for Subsequent Lease Renewals

It is acknowledged and agreed by the parties that the legal regulated rent for any subsequent lease renewal will be based upon the legal regulated rent set forth in paragraph 1 of this Rider, subject to any lawful adjustments, such that the Owner's willingness and agreement to accept a temporarily reduced rent shall have no affect upon the legal regulated rent, as such term is defined in the Rent Stabilization Law and Code.

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TEMPORARY RENT CONCESSION RIDER

Rider to Lesse dated 12/20/2019 Between SULLIVAN PROPERTIES, LP and 18/3413 DESCRIPTION the premises located at 111 Sulfavan Street apartment 250.

nt Lepti Regulated Rent Adkacylinhumor

The parties to this Lease agree and acknowledge that the legal regulated rent that Owner is an as charge and collect under the Rent Stabilization Code and current Rent Galdelines Board Order for the subject rs is \$2,395,00 per month.

The parties to this Lease agree and acknowledge that Tenant will be charged \$1,755 th per mon ("temporary rest concession") during the torre of the Lease constructing __0.007.000 and anding (2.01.0000, an acrount which is less than the legal regulated rest of \$2.001.00_per month that Owner is emitted to charge and

Temporary Rest Concession Limited
The Tenure understands that his archer right to pay the temperature rank concession under this Leaveis limited to the serm of this Lease only (0.0012/000th/mags 12/12/10) and is personal to the Termit and will not limite to the benefit of Train's successor or major. Totant farther indirected that at the end of this Lease form (i.e. on 1/11/01/01), the tempurary end concession will end. At the end of this Lease term, Owner will calculate and charge all fature remis, based upon the currons, legal regished specified in puragraph 1 of this Ruder, subject to any inertal adjustments. Format shall pay and be liable for all south future lawful cost edje

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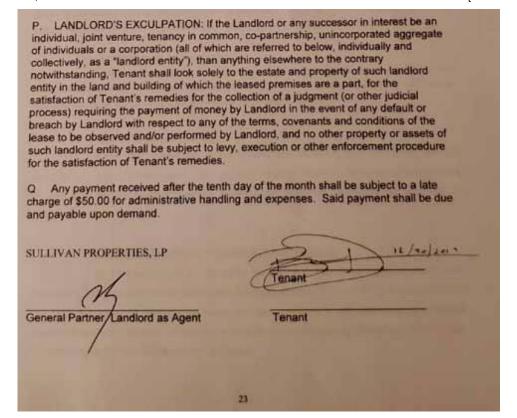
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4 attachments



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