**RESIDENTIAL LEASE AGREEMENT**

**This Lease Agreement ("Agreement") is entered into on March 15, 2025, by and between:**

**LESSOR: Mrs. Anjali Kapoor ("Landlord")  
 LESSEE: Mr. Aditya Mehra ("Tenant")**

**PROPERTY:  
 Unit #6C, Parkview Residency, 104 East 23rd Street, New York, NY 10010**

1. **TERM OF LEASE  
    Lease begins on April 1, 2025, and ends on March 31, 2026. This is a fixed-term lease.**
2. **RENT  
    Monthly rent: $3,200, payable by the 1st of every month. A late fee of $75 applies after the 5th.**
3. **SECURITY DEPOSIT  
    A deposit of $3,200 is held by the Landlord and refundable upon satisfactory vacating.**
4. **OCCUPANTS  
    Only the Tenant and listed dependents may occupy the unit. Guests may not stay longer than 14 consecutive days without written consent.**
5. **USE OF PREMISES  
    Strictly residential. No commercial activities or business registrations allowed.**
6. **UTILITIES  
    Tenant pays for electricity, water, gas, and internet. Landlord covers garbage and HOA dues.**
7. **MAINTENANCE & REPAIRS  
    Tenant must maintain cleanliness. Report leaks or damage within 48 hours.**
8. **ALTERATIONS  
    Painting or installing appliances requires written approval.**
9. **PETS  
    No pets without prior consent. A non-refundable pet fee of $300 will apply if permitted.**
10. **RIGHT OF ENTRY  
     24-hour notice required for entry, unless emergency. Inspections biannually.**
11. **NOISE & NUISANCE  
     No excessive noise between 10:00 PM and 7:00 AM. Repeated violations may lead to eviction.**
12. **SMOKING  
     Strictly non-smoking building. Smoking will result in a $250 penalty.**
13. **INSURANCE  
     Tenant is encouraged to maintain renters’ insurance for personal belongings.**
14. **PARKING  
     Assigned parking space #12. No parking in visitor or reserved zones.**
15. **FURNISHINGS  
     Premises is semi-furnished with washer, dryer, microwave, and refrigerator.**
16. **SUBLETTING & ASSIGNMENT  
     Not allowed without written consent of Landlord.**
17. **TERMINATION  
     Tenant must provide 60-day written notice before lease end if not renewing.**
18. **DEFAULT  
     Missed rent, illegal use, or unauthorized occupancy may result in termination.**
19. **GOVERNING LAW  
     This Agreement shall be governed by the laws of New York State.**
20. **ENTIRE AGREEMENT  
     No oral promises are valid unless amended in writing.**

**Signatures:  
 Landlord: Anjali Kapoor      Tenant: Aditya Mehra  
 (Signatures and dates)**