

Lease Agreement

The Landlord and Tenant agree to lease the Apartment at the Rent and for the Term stated on these terms.

LANDLORD: Jingjiang Li

TENANT: Yail Aylyarova
Samion Aminov

Address for Notices: 6360 102nd Street Apartment D11, Rego Park, NY, 11374

Lease date: 06/01/2017

Term beginning: 06/01/2017

Term ending: 05/31/2018

~~Yearly Rent~~ / Monthly Rent 2200

1. Use

The Apartment must be used only as a private Apartment to live in and for no other reason. Only a party signing this Lease and the spouse and children of that party may use the Apartment.

2. Failure to give possession

Landlord shall not be liable for failure to give Tenant possession of the Apartment on the beginning date of the Term. Rent shall be payable as of the beginning of the Term unless Landlord is unable to give possession, Rent shall then be payable as of the date possession is available. Landlord will notify Tenant as to the date possession is available. The ending date of the Term will not change.

3. Rent, added rent

The rent payment for each month must be paid on the first day of that month at Landlord's address. Landlord need not give notice to pay the rent. Rent must be paid in full and no amount subtracted from it. The first month's rent is to be paid when Tenant signs this Lease. Tenant may be required to pay other charges to Landlord under the terms of this Lease. They are to be called "added rent". This added rent is payable as rent together with the next monthly rent due. If Tenant fails to pay the added rent on time, Landlord shall have the same rights against Tenant as if Tenant failed to pay rent. Payment of rent in installments is for Tenant's convenience only. If Tenant defaults, Landlord may give notice to Tenant that Tenant may no longer pay rent in installments. The entire rent for the remaining part of the Term will then be due and payable.

4. Security

Tenant has given Security to Landlord in the amount stated above. If Tenant fully complies with all of the terms of this Lease, Landlord will return the Security after the Term ends. If Tenant does not fully comply with the terms of this Lease, Landlord

41. NO NAILS, SCREWS OR OTHER OBJECTS MUST BE USED ON WALLS THAT WILL CAUSE DAMAGES, NO STICKY TAPE MUST BE USED FOR ANY PURPOSE.
42. ALL UTILITIES WILL BE PAID BY THE TENANT EXCEPT HEATING AND HOT / COLD WATER WILL BE PAID BY THE LANDLORD.
43. NO ALTERATION, ADDITION, CARPETING, OR PAINTING MUST BE DONE WITHOUR THE WRITTEN PERMISSION OF THE LANDLORD.
44. NO CANDLE BURING, GRILLING OR BAR B QUE UNITS TO BE USED IN APARTMENT.
45. THE LANDLORD OR HIS AGENT WILL MAKE VISITS TO VERIFY COMPLIANCE WITH LEASE.

Signatures

Landlord and Tenant have signed this Lease as of the date at the top.

LANDLORD:

Gregory Li

TENANT:

Neil Aylman
Amir

WITNESS:
