**RENTAL AND LEASE AGREEMENT**

This rental agreement of Tenant(s)  **\_\_\_John Smith\_\_\_** hereby agree to rent the property **\_20 W 34th St, New York, NY 10001\_**with the following stipulations:

**TERM** The term shall commence on **January 1, 2020** and cease on **December 31, 2020**.

**PAYMENT** The rent shall be set at **\_\_1 Million U.S. Dollars\_\_**per month, and be paid every first of the month.

**UTILITIES** Tenant shall be responsible for payment of all utilities within the building.

**SECURITY** The building will close at 5PM to outsiders. Only those with IDs will be able to enter the building.

**NOTICES** No dogs shall be allowed in the building, except for service dogs and those small enough to fit in a bag of their owner’s possession.

**ACKNOWLEDGEMENT** Tenants hereby acknowledge the terms above, and agree by signing this binding contract.