

Studio Use Agreement

87 Richardson Street, 4th Floor

This agreement is made on September ___, 2024

Between Lease Holder, 4th Floor Logistics LLC

Whose address is 87 Richardson Street, 4th Floor Brooklyn, NY 11211

And you, the User, Dan Moore

Whose address is 234 N7th St, Brooklyn, NY 11211

1. Unit and Use

Leaseholder agrees to grant you use of Unit(s) #5 located at 87 Richardson Street, 4th Floor, Brooklyn, NY 11211.

You shall use the unit(s) for work purposes only. The unit(s) may not be occupied by User or guests as housing.

2. Terms of Use

User enters into this agreement beginning on September 25th, 2024 and continuing on a month-to-month basis. User will pay the agreed-upon sum and abide by the rules and standards of use established by the Leaseholder. Failure to abide by the terms of the agreement allows the Leaseholder to end this use agreement and require User to vacate the unit.

All Users are subtenants of the leaseholder, 4th Floor Logistics LLC, which is bound by the terms of its lease agreement with the building owner/management company KND Management and its subsidiaries.

3. Monthly Use Fee

Your monthly use fee for the unit(s) is \$2898. The leaseholder may alter or raise this sum at any time with 30 days written notice.

Use Fee is due on the first day of every month. If the total is not paid in full before the 5th day of the month, 4th Floor Logistics will loan the balance to the user at 3% interest per day until the balance is paid.

Failure to pay in full by the end of the calendar month may result in eviction from the space.

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Accepted Payment Methods:

ACH Payment:

Available through your bank directly through our emailed monthly statement.

By Zelle:

Quick Pay by Zelle is available on your banking app, and in online banking. For the recipient, use email address: 4thFloorLogistics@gmail.com

These funds will be deposited directly into the 4th Floor Logistics LLC

By Check:

If you are paying by check, you must tell us beforehand

Please make checks payable to 4th Floor Logistics LLC Please write your room # on your check.

Checks can be slid under the door of Liberty's office room #11.

4. Security Deposit

At the signing of this agreement, a security deposit totaling two months' use fee is required, in addition to payment for the first month. This amount is held by the building owner as security and will be returned after move out. The security deposit will not be used in lieu of use fee for any reason.

5. End Of Agreement/Move Out

User agrees to provide 30 days notice of their intent to vacate. Notice MUST be provided by the end of the calendar month, PRECEDING the last month you intend to hold the space. Failure to notify the leaseholder before the end of the month will push the eligible date to vacate to the following month (ie. give notice before March 31st to vacate on April 30th.)

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The space must be returned to 4th Floor Logistics in broom-clean condition, in the same state as when it was provided. Damage to the unit may result in full or partial security deposit withholding.

Your security deposit (less any damage) will be returned to you within 60 days of the end of the term. The security deposit will NOT be a substitute for last month's rent.

6. Rubbish Removal

Our dumpster is located in the common space on the 4th floor. It is taken down to the street for pickup every Tuesday evening.

Dumpster Etiquette:

Break down large items to fit neatly inside the dumpster.

Dismantle furniture before placing it in the dumpster.

Flatten and break down all cardboard boxes.

If you have an item too heavy and large to fit into the dumpster, please take care of it by hiring a junk removal service.

One option: junkandfurnitureremovalnyc.com

tel 212-937-9741

User: _____

Print: Daniel Moore _____

Date: 09-23-2024 _____

Manager: _____

Print: _____

Date: _____