

## LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into on this March 18, 2025, by and between:

Landlord: Johnathan Hughes, residing at 123 Maple Street, New York, NY, hereinafter referred to as "Landlord," and

Tenant: Emily Carter, residing at 456 Oak Avenue, Brooklyn, NY, hereinafter referred to as "Tenant."

### 1. PROPERTY DESCRIPTION

The Landlord hereby leases to the Tenant the premises located at 789 Pine Road, New York, NY, including all fixtures and appliances therein.

### 2. LEASE TERM

The lease term shall commence on April 1, 2025, and end on March 31, 2026, unless otherwise renewed or terminated per the terms of this Agreement.

### 3. RENT PAYMENTS

The Tenant agrees to pay a monthly rent of \$1,500 on the 1st of each month. Payments shall be made via bank transfer to Account No. 123456789.

### 4. SECURITY DEPOSIT

A security deposit of \$3,000 shall be paid before occupancy. The deposit shall be refunded upon lease termination, less any deductions for damages or unpaid rent.

## 5. USE OF PREMISES

The Tenant shall use the property solely for residential purposes and shall not engage in any unlawful activities on the premises.

## 6. MAINTENANCE & REPAIRS

- The Landlord shall be responsible for major repairs not caused by the Tenant's negligence.
- The Tenant shall keep the premises clean and notify the Landlord of any necessary repairs.

## 7. UTILITIES & SERVICES

- Landlord: Water, Trash Collection
- Tenant: Electricity, Internet, Gas

## 8. TERMINATION & RENEWAL

- The Tenant must provide 30 days' written notice before vacating the property.
- The Landlord reserves the right to terminate the lease in case of violation of any terms.

## 9. GOVERNING LAW

This Agreement shall be governed by the laws of the State of New York.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on March 18, 2025.

Landlord's Signature: \_\_\_\_\_

Tenant's Signature: \_\_\_\_\_

Witness (if required): \_\_\_\_\_