

RESIDENTIAL LEASE AGREEMENT

State of New York, County of New York

Lease Number: L-2021-05-WC428-5B

Execution Date: May 15, 2021

Lease Commencement: June 1, 2021

Current Term Expiration: May 31, 2026

PARTIES TO THIS AGREEMENT

LANDLORD:

Chelsea West Properties LLC
450 Seventh Avenue, Suite 902
New York, NY 10123
Phone: (212) 555-4200
Tax ID: XX-XXXXXXX

TENANT:

Frida Mariana Klo
SSN: XXX-XX-6847
Email: frida.klo@emailprovider.com
Phone: (212) 555-8392

PREMISES

Property Address:

428 West 23rd Street, Apartment 5B
New York, NY 10011
Borough of Manhattan

Unit Description: A 950 square foot, 2-bedroom, 1-bathroom residential apartment on the 5th floor of a multi-family elevator building.

LEASE TERM

This lease commenced on **June 1, 2021** for an initial term of two (2) years, expiring on May 31, 2023. The lease has been renewed and the current term expires on **May 31, 2026**.

MONTHLY RENT

\$2,850.00

Due on the 1st day of each month

FINANCIAL TERMS

- **Monthly Rent:** Two Thousand Eight Hundred Fifty Dollars (\$2,850.00)
- **Security Deposit:** Two Thousand Eight Hundred Fifty Dollars (\$2,850.00) - held in escrow account
- **Payment Method:** Rent payable by check, money order, or electronic transfer
- **Late Fee:** \$50.00 if rent not received by 5th day of month
- **Utilities Included:** Heat and hot water
- **Utilities - Tenant Responsibility:** Electricity, gas (cooking), internet/cable

KEY LEASE PROVISIONS

- **Occupancy:** Premises to be occupied solely by the Tenant as a private residence
- **Pets:** No pets permitted without prior written consent of Landlord
- **Subletting:** Not permitted without prior written consent of Landlord
- **Maintenance:** Tenant responsible for maintaining cleanliness; Landlord responsible for structural repairs and building systems
- **Insurance:** Tenant required to maintain renter's insurance with minimum \$100,000 liability coverage
- **Alterations:** No structural alterations without written consent; painting permitted with approval of color
- **Access:** Landlord may enter with 24-hour notice except in emergencies

RENEWAL TERMS

Upon expiration of the current term (May 31, 2026), this lease may be renewed for an additional period upon mutual agreement of both parties. Tenant must provide written notice of intent to renew at least 60 days prior to lease expiration.

ADDITIONAL PROVISIONS

- Building amenities include: Elevator service, laundry room (coin-operated), bike storage, virtual doorman system
- Trash disposal available in designated areas on each floor

- Parking: Street parking only; no designated spaces included
- Quiet hours: 10:00 PM to 8:00 AM daily

TENANT ACKNOWLEDGMENTS

Tenant acknowledges having inspected the premises and accepts them in their current condition, with all fixtures and appliances in working order. Tenant has received two (2) sets of keys and confirms receipt of the following documents:

- Copy of this executed lease agreement
- Building rules and regulations
- Lead paint disclosure (building constructed post-1978, not applicable)
- Bedbug disclosure and history

SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the date first written above.

LANDLORD:

TENANT:

David Morrison

Frida Mariana Klo

Managing Member
Chelsea West Properties LLC
Date: May 15, 2021

Date: May 15, 2021

Lease renewed: May 20, 2023 (2-year renewal)

Current term: June 1, 2023 - May 31, 2026

Monthly rent increased from \$2,750 to \$2,850 effective June 1, 2023

DEMONSTRATION DOCUMENT DISCLAIMER

This residential lease agreement is a fictional document created for demonstration purposes only. It does not represent an actual lease, real property rental, genuine legal agreement, or any actual business entities or individuals. The property address, parties involved, financial terms, and all other information are entirely fictional. This document has absolutely no legal validity and should not be used for any official, legal, financial, or real estate purposes whatsoever. Any resemblance to actual properties, persons, entities, or agreements is purely coincidental.