C) 1987 by **munbers**(posteror, Publisher, NYC 10013) nerwise, billionisheerig, commi-

APARTMENT LEASE

ATTACHED RIDER SETS FORTH RIGHTS AND OBLIGATIONS OF TENANTS AND LANDLORDS UNDER THE RENT STABILIZATION LAW. LOS DERECHOS Y RESPONSABILIDADES DE INQUILINOS Y CASEROS ESTÁN DISPONIBLE EN ESPAÑOL.) to lease the Apartment as follows:

The Landlord and Tenant agree as of ... ILLA, PATRICIA DARGIDIO

DENANCE

Address for Notices

Apartenent (and terrace, if any Diamen's

and the

bee get monthing

e midsing.

Security

Term Yearly Bent 5

Monthly Rent 5. 1. Use The Apartment must be used only as a private Apartment to live in as the primary residence of the Tenant and for no other neason. Only a party signing this Lease may use the Apartment. The Apartment is subject to limite on the nameless of people who reay legally occupy as Apartment of this size.

2. Failure to give possession. Landlord shall not be liable for failure to give Tensor possession of the Agastment on the beginning date of the Term. Rent shall be payable as of the teginning of the 1 erm unless Landlord is untable to give possession. Rent shall then be payable as of the date possession within a reasonable. Landlord in untable to give possession. Rent shall then be payable as of the date possession is available. Landlord mans give possession within a reasonable time. If not. Tensint may cancel and obtain a refund of money deposited. Landlord will notify Tensint as to the date possession is available. ble. The ending date of the Term will not change

3. Rent, added rent. The cent payment for each month must be paid on the first day of that exentle at Landford's address. Landford need not give notice to pay the rent. Rent must be paid in full without behaviour. The first month's rent is to be paid when Tenant signs this Lease. Tenant may be required to pay other charges to Landford under the terms of this Lease. The paid when Tenant signs this Lease. Tenant may be required to pay other charges to Landford under the terms of this Lease. They are called "added rent." This added rent will be billed and is payable. are result, requester with the mark meanthly seem disc. If Tensors that to pay the set returns that to pay the set represent that the pay the set of Tensors that to pay the set Tensors that to pay the set Tensors that to pay rest. If a check from Tensors to Landford because to Tensors shall be charged \$25 for processing conts as added rest. It rest or added rest is not received within 5 days of the due due date. Landford may charge the Tensors to the total to the same date, each research, as added rent.

Any bill, statement or notice must be in writing. If to Tenant, 4. Notices: Any boll, statement or notice mean be in writing. If so Temant, it must be delivered or mailed to the Tecanst at the Agarinent, if to Landlord it must be mailed to Landlord's address. It will be considered delivered on the day mailed or if not mailed, when left at the proper address. A motice must be sent by certified mail. Each party must accept and claims the notice given by the other. Landlord must notify Texant if Landlord's address is changed. Texant must motify Landlord of Texant joint the U.S. Military or becomes dependent on someone in it.

joins the U.S. Military or becomes dependent on admesses in it.

S. Security Tenant has given accurately to Landbook in the amount stated above. The accuraty has been deposited in the Bank massed above and Landbook will never be accurately be a more of the deposit. If the Bank is not assessed Landbook will accept the accurate of the deposit. In the Bank is not assessed Landbook will neverly Tenant of the Bank is more and address in which the accuraty in deposited.

If Tenant doors not pay tent or added prot on time. Landbook may use the accuraty to pay for rent and added east them due. If Tenant fails so timely perform any other term in this Lease, Landbook may use the accuraty for payment of scenary Landbook may spend, or damages Landbook and force because of Tenant's failure. If the Landbook uses the security, Tenant shall, excent notice from Landbook acred to Landbook as more solven to the security.

becomes of Tennant's faithers. If the Landbord ones the security, Tennant shall, separa notice from Landbord, send to Landbord an amount equal to the seem send by Landbord. That amount is due, where billed, as reen. At all times Landbord is to have the amount of sequentry stated above.

If Tennant fully performs all terms of this Lause, pays rent on time and lauves the Apartment in good condition on the last day of the Term, they Landbord will return the security being held.

If Landbord setts or leases the Bucking, Landbord may give the security to the beyon or beases the Bucking, Landbord may give the security to the beyon of the security and Landbord may give the security to the beyon of the security and Landbord may not be leased to the beyon of the security and Landbord may not the security and Landbord may true the security in any place permitted by law. Tennant "according will be about when Landbord is required to return the security is Tenant. Any tenerest returned to Tenant with the tenerest on the security will be set to tentant and the security of Tenant. Any tenerest

 Services Landford will supply: (a) heat as required by law (b) hot and cold water for bathroom and kitchen sink. (c) use of elevator, if any, and could waster for basistrooms and kilothers sink, (c) and of elevistor, if any, and (d) cooling if forested air conditioning is invalided. Landbord is not required to invalid air coverabilitioning, Steepping or reclassing of service(s) will not be received for Tenant to steep paying result, to make a movery claim or to claim eviction. Tenant many embedded its rights under the warranty of habitability. Tenantic said or neighbors may be repaired by Landbord at Tenantic exception. Tenantic said or neighbors amy be repaired by Landbord at Tenantic exception.

Tenant must pay for all elevision, gas, telephores and other uniting services used in the Apartment and arrange for them with the public utility company. Tenant must not use a districted by Landbord in the public utility company. Tenant must not use a districted or with the public utility company. Tenant must not use a districted or with the public utility communication by Landbord or with Landbord without a replication. Tenant must not use a districted a written consistent. Tenant must not use a district of the Embedded or with the public utility corrected according to the contract of according to the public of the analysis and the work is consequency. Repairs, or characteristic than the work is consequency.

If Earsthord weatts to change a person operated elevator to an automatic elevator, Landhord may stop service on 10 days' section. Landhord will share have a reasonable time to begin installation of an automatic type elevator.

7. Alteration Tenant must obtain Landford's prior written consent to 7. Alternations Tenant must obtain Landbord's prior written consent to install any parelling. Booting, "built in" deportations, matthems, ratifugs, or make alternations or to paint or wallpaper the Apartmeent, Tenant must not change the plumbing, ventiliating, air consolitioning, electric or heating systems. If consent is given, the alternations and installations shall be completed and paid for by Tenant. They shall become the property of Landbord when completed and paid for. They shall become the property of the Apartmeent at the end of the Term. Landbord hos the right to demand that Terms and the state of the form. Landbord hos the right to demand. There is no the right to demand. the Terre. Tenant shall comply with the demand at Tenant's own cost. Land-lord to not required to do or pay for any work unders stated in this Lease If a lice is 10ted on the Apartment or Bardding for any reasons relating to Tenant's fash. Tenant must immediately pay or bond the arrowent stated in the Lice Landbord may do so if Tenant fails within 20 days after Tenant has notice about the Lien. Landbord's costs shall be added rest.

8. Repairs Tenant must take good care of the Apartment and all equipment and fixtures in it. Landford will repair the plumbing, heating and electrical systems. Tenant must, at Tenant's cost, make all repairs and replacements whosever the need results from Tenant's act or neglect. If Tenant fails to make a needed repair or replacement, Landlord may do it. Landlord's reasonable expense will be added rent.

Landbord's reasonable expresses will be added rees.

9. Fire, accident, defects, dammage. Temant must give Landbord increadiate notice of fire, accident, dammage or dangerone or defective condition.

If the Apartment can not be used became of fire or other casuably. Temant
is not required to pay rees for the time the Apartment is unstable. If part of
the Apartment can rot be used. Temant must pay rees for the usable part
Landbord shall have the right to decide which part of the Apartment is
unable. Landbord need only repair of the damaged part of the Apartment
Landbord is not required to repair or replace any flutters. Excellent of the apartment
Landbord is not required to repair or replace any flutters. Excellent
Landbord is not responsible for delays due to settling insurance claims,
obtaining estimates, labor and supply problems or any other cause not
fully under Landbord's control.

If the apartment can not be used, Landbord by 30 dars to decide

obtaining estimates. Inhor and supply problems or any other cause not fully under Landbord's ecentrel.

If the apartment can not be used. Landbord has 20 days to decide shorter to equal to Landbord's decidence to require it. Landbord's decidence to require the problem of the motion of the problem of the p

10. Liability Landlord is not liable for loss, expense, or damage to any person or property, unless Landlord is negligers. Landlord is not liable to Tessant for permitting or refusing entry of anyone into the Building.

Tessant must pay for damages suffered and reasonable expenses of

Landlord relating to any claim arising from any act or neglect of Tenant. If an action is brought against Landlord arising from Tenant's act or neglect Tenant shall defend Landlord at Tenant's expense with an attorney of Landlord's choice.

Tenant is responsible for all acts or neglect of Tenant's family, employees, guests or invitees.

Tenant is responsible for Tenant's security.

11. Entity by Landbord Landbord may enter the Apartment at reasonable boars to: repair, inspect, exterminate, install or work on master actemas or other systems or equipment and perform other work that Landbord decides is necessary or desirable. At reasonable boars Landbord may show the Apartment to possible bayers, lenders, or tenants of the entire Building or land. At reasonable hours Landbord may show the Apartment to possible bayers, lenders, or tenants of the entire Building or land. At reasonable hours Landbord may show the Apartment to possible or new tenants during the last 4 moneths of the Term. Entry by Landbord must be on reasonable notice except in emergency.

Landitord must be on reasonable notice except in amergency.

12. Aceignment and sublement remains not assign all or part of this Lease or sublet all or part of the Agastiness or permit sty other to use the Apastiness. It because a substed in the Tenant does. Leadlord may cancel the Lease as stated in the Tenant's Default section. State law may permit remain to subtlet weeker tenant's Default section. State law may permit remain to subtlet weeker tenant conditions. Tenant must get Landitord is written permission and these Tenant wants to assign or subtlet. Permission to assign or subtlet is good only for that assignment or subleme. Tenant remains bound to the terms of this lease after an assignment or sublement as permission of the terms of this lease after an assignment or sublement, the amount accepted will be credited toward recently due from Tenant, as Landitord shall determine. The assignment or subtenant become Landitord shall determine. The assignment or subtenant become Landitord stemant. Tenant is respectable for acts and neglect of any person in the Apartment.

13. Subardination This Lease and Tenant's rights are subject and sub-

1.5. Subordination This Leave and Tenant's rights, are subject and sub-codinate to all present and future; (a) leaves for the Buttling or the underlying land. (b) recorgages on the follows: or the Buttling or land. (c) agreements securing reemey paid or to be paid by a heider, and (d) terms, condi-tions, renewals, changes of any kind and extensions of the mortgages, leases or lender agreements. Tenant ment promptly execute any certificate(s) that Landford requests to show that this Lease is so subject and subordinate. Tenant authorizes Landlord to sign these certificate(s) for Tenant

14. Condemnation If all of the Apartment or Building is taken or con-demned by a legal authority, the Terre, and Tenant's rights shall end as of the date the authority takes title to the Apartment or Building. If any

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