

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.)

The Landlord and Tenant agree as of...

to lease the Apartment as follows:

LANDLORD:

TENANT:

Address for Notices

Apartment, Card Terrace, if any

BL

Bank

Term	beginning	ending	
Yearly Rent \$	Monthly Rent \$	Security \$	

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 reason. Only a party signing this Lease may use the Apartment. The Apartment is subject to limits on the number of people who may occupy the Apartment at any time.

the Term, Tenant shall comply with the demand at Tenant's own cost. Landlord is not required to do or pay for any work unless stated in this Lease. If a hazard to the Apartment or Building or Building component, including but not limited to, exists, Tenant must immediately pay or begin the amount stated in the Lien. Landlord may do so if Tenant fails within 30 days after Tenant has notice about the Lien. Landlord's costs shall be added rent.

2. Failure to give possession Landlord shall not be liable for failure to give Tenant possession of the Apartment on the beginning date of the Term. Rent shall be payable as of the beginning of the Term unless Landlord is unable to give possession. Rent shall then be payable as of the date possession is actually given. Landlord shall not be liable for any rent or other charges if Tenant fails to give possession within a reasonable number of days. If not, Tenant may cancel and obtain a refund of money deposited. Landlord will notify Tenant as to the date possession is available. The ending date of the Term will not change.

8. Repairs Tenant must take good care of the Apartment and all equipment used in it, including but not limited to, the plumbing, heating and electrical systems. Tenant must, at Tenant's cost, make all repairs and replacements whenever 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 expenses will be added rent.

3. Rent, added rent The rent payment for each month must be paid on the first day of that month at Landlord's address. Landlord need not give notice to pay the rent. Rent must be paid in full without deduction. The first month's rent is to be paid when Tenant signs this Lease. Tenant may be required to pay other charges to Landlord under the terms of this Lease. If any added rent or other charges are added, they will be added to the monthly rent, together with the next monthly rent due. If Tenant fails to pay the added rent on time, Landlord shall have the same rights against Tenant as if Tenant failed to pay rent. If a check from Tenant to Landlord bounces, Tenant shall be charged \$25 for processing a check as added rent. If rent or added rent is not received within 5 days of the due date, Landlord may charge the Tenant a late fee of (1) \$25, or (2) 1/4% of the rent due, each month, as added rent.

9. Fire, accident, defects, damage Tenant must give Landlord immediate notice of fire, accident, damage or dangerous or defective condition. If the Apartment can not be used because of fire or other casualty, Tenant is not required to pay rent for the time the Apartment is unusable. If part of the Apartment can not be used, Tenant must pay rent for the usable part. Landlord shall have the right to decide which part of the Apartment is usable. Landlord need only repair the damaged part of the Apartment. Landlord is not required to repair or replace any fixtures, furnishings or decorations but only equipment that is originally installed by Landlord. Landlord is not responsible for delays due to settling insurance claims, obtaining estimates, labor and supply problems or any other cause not fully under Landlord's control.

4. Notice Any bill, statement or notice must be in writing. If to Tenant, it must be delivered or mailed to the Tenant at the Apartment. If to Landlord, it must be delivered or mailed to Landlord's address. If will be considered delivered on the day mailed or if not mailed, when left at the proper address. A notice must be sent by certified mail. Each party must accept and claim the notice given by the other. Landlord must notify Tenant if Landlord is notified by the U.S. Military or becomes dependent on someone in it.

If the apartment is to be used, Landlord has 30 days to decide whether to repair it. Landlord's decision to repair must be given by notice to Tenant within 30 days of the fire or casualty. Landlord shall have a reasonable time to repair. In determining what is a reasonable time, consideration shall be given to any delay in receipt of insurance settlements, labor troubles and causes not fully within Landlord's control. If Landlord fails to give Tenant notice of its decision within 30 days, Tenant may cancel the lease as of the date of the fire or casualty. The cancellation will be effective as of the date of its giving notice. Landlord has to repair or before Landlord's notice. Tenant of its decision to repair. If the fire or other casualty is caused by an act or neglect of Tenant or guest of Tenant all repairs will be made at Tenant's expense and Tenant must pay the full rent until no change. The cost of the repairs will be added rent if there is substantial damage by fire or other casualty. Even if the Apartment is not damaged, Landlord may cancel this Lease within 30 days after the substantial fire or casualty, giving Tenant notice of Landlord's cancellation as described or within 30 days after 30 days after Landlord's cancellation notice to Tenant. Tenant must deliver the Apartment to Landlord on or before the cancellation date in the notice and pay all rent due to the date of the fire or casualty. If the Lease is cancelled Landlord is not required to return the Building or Building. If a cancellation occurs because of fire or other casualty in connection with the fire or casualty. This Section is intended to replace the terms of Real Property Law § 227.

5. Security Tenant has given security to Landlord in the amount stated above. The security has been deposited in the Bank named above and delivery of this Lease is notice of the deposit. If the Bank is not named, Landlord shall notify Tenant of the Bank's name and address in which the security is deposited.

Tenant is responsible for all acts or neglect of Tenant's family, employees, guests or friends in connection with the Apartment. Tenant is responsible for Tenant's security.

If Tenant does not pay rent or added rent on time, Landlord may use the security to pay for rent and added rent then due. If Tenant fails to timely perform any other term in this Lease, Landlord may use the security for any amount needed to pay for repairs, or damage to the Apartment or Building because of Tenant's failure. If the Landlord uses the security, Tenant shall, upon notice from Landlord, send to Landlord an amount equal to the sum used by Landlord. That amount is due, when billed as rent. An all times Landlord is to have the amount stated above.

10. Liability Landlord is not liable for loss, expense, or damage to any person or property, unless Landlord is negligent. Landlord is not liable to Tenant for permitting or allowing any person into the Building. Tenant must pay for damages suffered and reasonable expenses of Landlord relating to any claims arising from any act or neglect of Tenant. If an action is brought against Landlord arising from Tenant's act or neglect, Landlord shall defend Landlord all costs a person with an attorney of Landlord's choice.

If Tenant fully performs all terms of this Lease, pays rent on time and leaves the Apartment in good condition on the last day of the Term, then Landlord will return the security being held.

Tenant is responsible for all acts or neglect of Tenant's family, employees, guests or friends in connection with the Apartment. Tenant is responsible for Tenant's security.

If Landlord needs the Building, Landlord may give the security to the buyer or lessee. In that event Tenant will look only to the buyer or lessee for the return of the security and Landlord will be deemed released. Landlord may use the security as stated in this section. Landlord may put the security in a trust for Tenant. Landlord will give Tenant the interest only if required by law. Landlord will give Tenant the interest when Landlord is required to return the security to Tenant. Any interest returned to Tenant will be less the cost of the security. Landlord may keep the interest and not give interest to Tenant if the security is not returned.

11. Entry by Landlord Landlord may enter the Apartment at reasonable hours to repair, inspect, terminate, install or work on master antennas or other systems or equipment and perform other work that Landlord decides is necessary. At reasonable hours Landlord may show the Apartment to possible buyers, lenders, or tenants of the entire Building or land. At reasonable hours Landlord may show the Apartment to possible or new tenants during the last 4 months of the Term. Entry by Landlord may not be made except in emergency.

6. Services Landlord will supply, at least as required by law: (a) hot and cold water for bathroom and kitchen sink; (c) use of elevator, if any; and (d) cooling if central air conditioning is installed. Landlord is not required to install air conditioning. Stopping or reducing air services will not be reason for Tenant paying rent, to make of money claim or to claim evictions. Tenant may enforce its rights under the warranty of habitability. Damage to the equipment or appliances supplied by Landlord, caused by Tenant's act or neglect, may be repaired by Landlord at Tenant's expense. The repair cost will be added rent.

12. Assignment and sublease Tenant must not assign all or part of this Lease or sublet all or part of the Apartment or permit any other to use the Apartment. If Tenant does, Landlord may cancel the Lease as stated in the Tenant's Default section. State law may permit Tenant to sublet under certain conditions. If Tenant wants to assign or sublet, permission to assign or sublet is good only for that assignment or sublease. Tenant remains bound to the terms of this lease after an assignment or sublet is permitted, even if Landlord has been notified of the assignment or sublet. If any certificate will be credited toward money due from Tenant, as Landlord shall determine. The assignee or subtenant does not become Landlord's tenant. Tenant is responsible for acts and neglect of any person in the Apartment.

Tenant must pay for all electric, gas, telephone and other utility services used in the Apartment and arrange for them with the public utility company. Tenant must not use a dishwasher, washing machine, dryer, freezer, refrigerator or other cooking or cleaning appliance in place of a unit installed by Landlord or with Landlord's written consent. Tenant must not use more electric than the wiring or feeders to the Building can safely carry. Landlord may stop service of the plumbing, heating, elevator, air conditioning or other systems in case of accident, emergency, repairs, or changes until the work is complete.

13. Subordination This Lease and Tenant's rights, are subject and subordinate to any mortgage or lien on the premises or on the Building or land, (b) mortgages on the leases or the Building or land, (c) agreements securing money paid or to be paid by a lender, and (d) terms, conditions, covenants, changes of any kind and extensions of the mortgages, leases or other agreements. If Landlord or lender requests to show that this Lease is so subject and subordinate, Tenant authorizes Landlord to sign these certificate(s) for Tenant.

If Landlord wants to change a person operated elevator to an automatic elevator, Landlord may stop service on 90 days' notice. Landlord will then have a reasonable time to begin installation of an automatic type elevator.

7. Alterations Tenant must obtain Landlord's prior written consent to all alterations, changes, repairs or improvements to the Apartment. Tenant may make alterations or to paint or wallpaper the Apartment. Tenant must not change the plumbing, ventilating, air conditioning, electric or heating systems. If consent is given, the alterations and installations shall be made by a licensed contractor. If not, Landlord may stop the property of Landlord when completed and paid for. They shall remain with and as part of the Apartment at the end of the Term. Landlord has the right to demand that Tenant remove the alterations and installations before the end of the Term. The demand shall be by notice, given at least 15 days before the end of

14. Cancellation If all of the Apartment or Building is taken or condemned by a legal process, then the Term, 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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