

FEDERAL BUREAU OF INVESTIGATION
FOI/PA
DELETED PAGE INFORMATION SHEET
FOI/PA# 1361327-0

Total Deleted Page(s) = 8

Page 43 ~ b6; b7C;

Page 85 ~ b6; b7C;

Page 86 ~ Referral/Consult;

Page 87 ~ Referral/Consult;

Page 88 ~ Referral/Consult;

Page 124 ~ b6; b7C;

Page 189 ~ b6; b7C;

Page 196 ~ b6; b7C;

XXXXXXXXXXXXXXXXXXXXXXXXXXXXX
X Deleted Page(s) X
X No Duplication Fee X
X For this Page X
XXXXXXXXXXXXXXXXXXXXXXXXXXXXX

TRUMP

RECORDS

Aug 27, 1974

APPLICATIONS,

LEASES

RECEIPTS

NAUTILUS

No. of Rooms 4

Applicants Must Submit W-2 Forms

Date 3/26/74

Apt. No.

Dep. \$50.00

(Not Less than One Month's Rent)

Bldg. No. 1230

LEASE TO START MAY 1, 1974
1 YEAR LEASE

Bal. Mos. Rent

APPLICATION FOR APARTMENT

1 Mos. Security

b6
b7C

SOCIAL SECURITY #

1. Name

Age

2. Present Address

Phone No.

3. Business or Employer (firm name)

Income:

Address

Position

Position Held Since 1951

Phone No.

4. Present Landlord

Address

Present Rent \$300

How long a tenant? 2 yrs

Reason for moving No Service

5. Previous Landlord

Address

How long a tenant?

Reason for moving

6. References:

a) Name

Address

Any Relationship

Yes or No

b) Name

Address

Any Relationship

Yes or No

c) Name

Address

Any Relationship

Yes or No

7. Bank Banker Trust

Branch Wall St

Address

Acct. in name of

8. Do you own a car No

License No.

Do you require a garage

Yes or No

Yes or No

9. Intended occupants of apartment

Name:

Relationship Husband

Name:

Relationship Wife

Name:

Relationship Son

Children

Name:

Relationship

Age

Sex

Name:

Relationship

Age

Sex

In case of emergency - notify

Brooklyn 9341582

Recommended By Friend

Newspaper

Agent

Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

b6
b7C

No. of Rooms 4

Applicants Must Submit W-2 Forms

Date 3/26/74

Apt. No.

Dep.
(Not Less than One Month's Rent)

Bldg. No. 1230 Avey

Bal. Mos. Rent

APPLICATION FOR APARTMENT

1 Mos. Security

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No

3. Business or Employer (firm name) Income

Address NYC

Position Position Held Since 6 years Phone No Ext.

4. Present Landlord Address Present Rent \$3200

How long a tenant? 2 years Reason for moving

5. Previous Landlord Address

How long a tenant? Reason for moving

6. References:

a) Name Address Any Relationship
Yes or No

b) Name Address Any Relationship
Yes or No

c) Name Address Any Relationship
Yes or No

7. Bank Branch

Address Acct. in name of

8. Do you own a car License No. Do you require a garage
Yes or No Yes or No

9. Intended occupants of apartment

Adults 3

Name: Relationship Husband

Name: Relationship wife

Name: Relationship son

Children 1

Name: Relationship Age Sex

Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

b6
b7C

b6
b7C

Receipt No 3637

Tenant

[Redacted]

Date 4/1/74

Apt. No.

[Redacted]

Address

1230 Ave of Brooklyn

b6
b7C

Apt. Rent

275

to

Security

275

Deposit

50

Other Bal.

Five Hundred Five Dollars

Received

[Redacted]

Total Amount Received

\$ 505 ³²⁶xx

Cash

☐

Check

☒

Receipt No 3634

Tenant Date 3/4/77

Apt. No Address 1230 Ave Y

Apt. Rent \$275 to \$ b6
b7C

Security 275 \$

Deposit 50 \$

Other \$

Received Total Amount Received

Cash ☒

Check ☐

\$50.00

LEASE BOOK ☒
SPLIT RENTAL ☐
GARDEN BOOK ☐
KARAOKE ☒
P.L.A.C.E. ☒
C.A.B. ☒

b6
b7c

Agreement of Lease made the 27th day of March, 1974, between
Nautilus Hall the Landlord, and
[] and [] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from

Occupancy

the Landlord, Apartment [] on the [] floor in premises No. 1230 Avenue Y
Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only

Term

by the Tenant and his own family and not otherwise, for the term of One years, commencing
May 1st, 1974, and terminating April 30th, 1975 unless sooner

Rent INITIAL

terminated as hereinafter provided, at the annual rental of \$ 3300.00, payable at the office of the
landlord or such place as it may designate, in equal monthly installments of \$ 275.00 each in
advance on the first day of each calendar month during the term hereof, the first of said installments to be
paid on the signing of this lease. (unless this lease be a renewal).

HERE

It is expressly understood that the said premises are also leased upon the following terms and conditions:

Payment of Rent

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

Repairs and Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereon, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

Entry to Apartment

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

Security

5. The Tenant has deposited with Landlord the sum of \$ 275.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

Signs

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

Assignment

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

Fire Clause

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

Fire Damage

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

No. of Rooms 3 1/2
Apt. No.
Bldg. No. 1230 Avey

Applicants Must Submit W-2 Forms

Date 1/15/74
Dep. 50.00
(Not Less than One Month's Rent)
Bal. Mos. Rent
1 Mos. Security

APPLICATION FOR APARTMENT

- SOCIAL SECURITY #
1. Name Age
2. Present Address BKLYN. N.Y. Phone No.
3. Business or Employer (firm name) Income:
Address BKLYN, N.Y. - BKLYN
Position Position Held Since Phone No.
4. Present Landlord Address Present Rent: 240.00
How long a tenant? 2 yrs Reason for moving BAD SERVICE
5. Previous Landlord Address JAMAICA N.Y.
How long a tenant? 8 yrs Reason for moving WANTED TO MOVE TO BKLYN
6. References:
- a) Name Address FLUSHING N.Y. Any Relationship NO
Yes or No
- b) Name Address Any Relationship NO
Yes or No
- c) Name Address Any Relationship
Yes or No
7. Bank NATRAA CITY Branch Que
Address Acct. in name of
8. Do you own a car yes License No. Do you require a garage NO
Yes or No Yes or No
9. Intended occupants of apartment

Name: Relationship wife
Name: Relationship husband
Name: Relationship

Children

Name: NONE Relationship Age Sex
Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend
Newspaper

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

No. of Rooms 3

Apt. No.

Bldg. No. 1230 Ave Y

Applicants Must Submit W-2 Forms

Date 1/15/74

Dep. \$50.00

(Not Less than One Month's Rent)

Bal. Mos. Rent

1 Mos. Security

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name

Age

2. Present Address

Phone No.

3. Business or Employer (firm name)

Income:

Address

Position

Position Held Since 15 yrs

Phone No.

4. Present Landlord

Address

Present Rent:

How long a tenant? 2 mos

Reason for moving LAB SERVICE

5. Previous Landlord

Address JAMAICA NY

How long a tenant? 8 yrs

Reason for moving Wanted to move to Brooklyn

6. References:

a) Name

Address FLUSHING NY

Relationship NO

Yes or No

b) Name

Address

Any Relationship NO

Yes or No

c) Name

Address

Any Relationship

Yes or No

7. Bank NATIONAL CITY

Branch Upper Plumb

Address

Acct. in name of

8. Do you own a car YES License No.

Yes or No

Do you require a garage NO

Yes or No

9. Intended occupants of apartment

Adults

Name:

Relationship HUSBAND

Name:

Relationship WIFE

Name:

Relationship

Children

Name: NONE

Relationship

Age

Sex

Name:

Relationship

In case of emergency - notify

Recommended By Friend

Newspaper

Agent

Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

Agreement of Lease made the 17th day of January, 1974, between Nautilus Hall and as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment on the floor in premises No. 1230 Avenue Y Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing February 1st, 1974 and terminating January 31st, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2880.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 240.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incident hereditaments by any body other than Landlord; if at any time any windows of the demised premises be closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain therefrom, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 240.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the Chase Manhattan Bank - Interest Bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt **Nº 3625**

Tenant

Date

Jun 17 / 74

Apt. No.

Address

1730 Ave N

Apt. Rent

240

Feb 1

to

Feb 28, 1974

\$

270.00

Security

240

\$

270.00

Deposit

50

\$

50.00

Other

Bal 435

\$

5.00

Received by

Total Amount Received

\$

435.00

Cash

☐

Check

☒

b6
b7C

Receipt N^o 3624

Tenant Date Jan. 15/74

Apt. No. Address 1230 Ave Y Brooklyn

Apt. Rent \$ 240.⁰⁰ to \$

Security \$ 240.⁰⁰ \$

Deposit \$ 50. \$

Other \$

Received Total Amount Received \$ 50.⁰⁰

Cash ☐

Check ☒

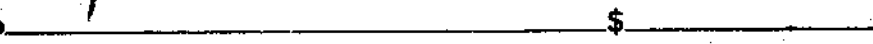
b6
b7C


Receipt **Nº 3625**

Tenant 

Date Jan 17 / 74

Apt. No  Address 1230 Ave V

Apt. Rent 240 to  \$

Security 240  \$

Deposit 50  \$

Other Bal 435  \$

Received 

Total Amount Received \$ 435.00

Cash ☐

Check ☒

b6

b7C

No. of Rooms STUDIO

Applicants Must Submit W-2 Forms

Date 3-26-74

Apt. No. [Redacted]

Bldg. No. 2727 OCEAN PKWY

Rent for 5/1/74

Dep. [Redacted]
(Not Less than One Month's Rent)

Bal. Mos. Rent [Redacted]

APPLICATION FOR APARTMENT

1 Mos. Security [Redacted]

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] Age [Redacted]

2. Present Address [Redacted] Phone No. [Redacted]

3. Business or Employer (firm name) [Redacted] Income: [Redacted]

Address [Redacted]

Position [Redacted] Position Held Since 1968 Phone No. [Redacted]

4. Present Landlord [Redacted] Address [Redacted] Present Rent: EXT. \$245.00

How long a tenant? 1970 Reason for moving Lease over

5. Previous Landlord [Redacted] Address [Redacted]

How long a tenant? 3 yrs Reason for moving [Redacted]

6. References:

a) Name [Redacted] Address [Redacted] Any Relationship No
Yes or No

b) Name [Redacted] Address [Redacted] Any Relationship [Redacted]
Yes or No

c) Name [Redacted] Address [Redacted] Any Relationship [Redacted]
Yes or No

7. Bank FAWKNER SAVING Branch SHEEPSHEAD BAY

Address [Redacted] Acct. in name of [Redacted]

8. Do you own a car No License No. [Redacted] Do you require a garage [Redacted]
Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: Self Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

Children

Name: None Relationship [Redacted] Age [Redacted] Sex [Redacted]

Name: [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]

In case of emergency - notify [Redacted]

Recommended By Friend Sign

3/26/74
OK for
[Redacted]
Agent

Name

Applicant

DEPOSITS WILL NOT BE REFUNDED

Signed by [Redacted]

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Receipt

1989

Tenant

[Redacted]

Date

4/10/77

Apt. No.

[Redacted]

Address

2727 Ocean Parkway

Apt. Rent

to

\$

Security

\$

Deposit

\$

Other

N.D.

\$

5.00

Receive

[Redacted]

Total Amount Received

\$

5.00

Cash

☒

Check

☐

Agent

APT. RENT FOR MAY 1974 \$180.00
2 YEAR LEASE 1 MONTH SECURITY \$180.00

Agreement of Lease made the 28th day of March 1974, between
Lincoln Shore Apartments the Landlord, and
 as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from
the Landlord, Apartment on the floor in premises No. 2727 Ocean Parkway
Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only
by the Tenant and his own family and not otherwise, for the term of Two years, commencing
May 1st, 1974, and terminating April 30th, 1976 unless sooner
terminated as hereinafter provided, at the annual rental of \$ 2160.00 , payable at the office of the
landlord or such place as it may designate, in equal monthly installments of \$ 180.00 each in
advance on the first day of each calendar month during the term hereof, the first of said installments to be
paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by
check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any
way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when
needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been dam-
aged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work,
and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to
the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall
reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or break-
age committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of
water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout
said term and forever afterward indemnify and save harmless the Landlord for and against all liability arising from
injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests,
servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the
installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state;
and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the be-
ginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improve-
ments in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may
be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon
and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molest-
ation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may
place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, ele-
vator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said
building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak
or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place,
nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any
windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any
damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or re-
lease from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be
liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this
lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article
left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further
not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate
and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of
rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the
Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to
furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect
this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any ser-
vice.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decora-
tions, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of
rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3)
months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to pro-
spective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property
during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner
affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit
an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or
the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass
key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the
care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 180.00 + \$5.00 Key Deposit as security
for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood
and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but
not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment
of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's
default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting
of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event
that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any
additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this
lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to
this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released
by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security;
and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to
Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be
deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or
from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the
Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by
the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration
in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises
any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which
will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere
with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations,
rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House
Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire
in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate no-
tice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt No 5336

b6
b7C

Tenant

[Redacted]

Date

3-28-74

Apt. No.

[Redacted]

Address

2727 Ocean Pkwy.

Apt. Rent

120.00

May to

MAY 31, 1974

\$ 110.00

Security

120.00

\$ 110.00

Deposit

[Redacted]

\$

Other

KEY

5.00

\$ 5.00

Total Amount Received

\$ 365.00

Cash ☐

Check ☒

No. of Rooms 2 1/2
Apt. No. []
Bldg. No. 1230 Ave Y

Applicants Must Submit W-2 Forms

Lease commencement April 15, 74

Date 3/19/74
Dep. []
(Not Less than One Month's Rent)
Bal. Mos. Rent []

APPLICATION FOR APARTMENT

1 Mos. Security []
Age []

SOCIAL SECURITY # []
1. Name []
2. Present Address [] Bklyn NY Phone No. []
3. Business or Employer (firm name) [] Income: []

b6
b7C

Address []
Position [] Position Held Since Oct 3 73 Phone No. []

4. Present Landlord [] Address [] Present Rent: \$250
How long a tenant? 1 yr Reason for moving friend getting married

5. Previous Landlord [] Address []
How long a tenant? [] Reason for moving []

6. References:
a) Name [] Address [] Any Relationship Grandmother
Yes or No
b) Name [] Address [] Any Relationship []
Yes or No
c) Name [] Address [] Any Relationship []
Yes or No

b6
b7C

7. Bank Dime Savings Bank Branch Kings Plaza
Address Kings Plaza Acct. in name of []

8. Do you own a car yes License No. [] Do you require a garage no
Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: 1 Relationship []
Name: [] Relationship []
Name: [] Relationship []

Children

Name: [] Relationship [] Age [] Sex []
Name: [] Relationship [] Age [] Sex []

In case of emergency - notify [] Mother []

Recommended By Friend []

Newspaper []

Agent [] Applicant []

b6
b7C

DEPOSITS WILL NOT BE REFUNDED

Signed by []

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Receipt No 3632

Tenant [redacted] Date 3/19/24

Apt. No. [redacted] Address 1230 Ave Brooklyn

Apt. Rent \$185. to \$

Security 185 \$

Deposit 50 \$

Other \$

Received [redacted] Total Amount Received \$50.00

Cash ☒ Check ☐

b6
b7C

Receipt No 3633

Tenant

Date

3/23/74

Apt. No

Address

1230 Ave of Brooklyn

Apt. Rent

185

to

\$

Security

185

\$

Deposit

50 was paid

\$

Other

1 Balance Due

\$

Received

Total Amount Received

\$

Cash ☒

Check ☐

325.00

Receipt N^o 3636

Tenant Date 3/20/24

Apt. No. Address 1230 Avey Brooklyn

Apt. Rent 185 to \$ _____

Security 185 \$ _____

Deposit 50 \$ _____

Other Bal. Three Hundred Twenty Dollars \$ _____

Receive Total Amount Received \$ 320.⁰⁰~~xx~~

Cash ☐

Check ☒

b6
b7C

Agreement of Lease made the 20th day of March, 1974, between
Nautilus Hall
[] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 1230 Avenue Y Borough of Brooklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing April 1, 1974, and terminating March 31, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2220.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 185.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease.(unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereunder, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, reptiles or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$185.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank (Interest Bearing)

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

No. of Rooms 2 1/2

Apt. No.

Bldg. No. 1230 AVE Y

Applicants Must Submit W-2 Forms

LEASE COMMENCEMENT

FEB 15TH 1974

Date 1-20-74

Dep. \$50.00

(Not Less than One Month's Rent)

Bal. Mos. Rent

1 Mos. Security

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name

Age

2. Present Address

Phone No.

3. Business or Employer (firm name)

Income:

Address

WILL GUARANTEE LEASE - SON

Position

Position Held Since

Phone No.

4. Present Landlord

Address

Rent

180.00

How long a tenant?

Reason for moving

5. Previous Landlord

Address

How long a tenant?

Reason for moving

6. References:

a) Name

Address

Any Relationship YES

b) Name

Address

Any Relationship

c) Name

Address

Any Relationship

7. Bank

Branch

Address

Acct. in name of

8. Do you own a car NO

License No.

Do you require a garage

Yes or No

Yes or No

9. Intended occupants of apartment

Adults 1

Name:

Relationship

Name:

Relationship

Name:

Relationship

Children

Name:

Relationship

Age

Sex

Name:

Relationship

Age

Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Agent

Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

AS GUARANTEE
FOR

b6
b7c

No. of Rooms

Apt. No.

Bldg. No. 1230 AVE Y.

Date 1-20-74

Dep. \$50.00
(Not Less than One Month's Rent)

Bal. Mos. Rent

APPLICATION FOR APARTMENT

1 Mos. Security

SOCIAL SECURITY #

1. Name Age

2. Present Address QUEENS Phone No.

3. Business or Employer (firm name) Income:

Address

Position Position Held Since 1968 Phone No.

4. Present Landlord Address Present Rent:

How long a tenant? Reason for moving

5. Previous Landlord Address

How long a tenant? Reason for moving

6. References:

a) Name Address Any Relationship

Yes or No

b) Name Address Any Relationship

Yes or No

c) Name Address Any Relationship

Yes or No

7. Bank Branch

Address Acct. in name of

8. Do you own a car License No. Do you require a garage

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name Relationship

Name Relationship

Name Relationship

Children

Name Relationship Age Sex

Name Relationship Age Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Name

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

Receipt N^o 3627

Tenant

Date_____

Apt. No.

Address

Apt. Rent

to

Security.

Deposit.

Other.

Received

Total Amount Received

Cash ☐

Check

92 50

67-50

1850

50 100

500

325

b6

b7C

Receipt **Nº 3626**

Tenant

Date

Jan 20 / 74

Apt. No.

Address

1230 Ave of B. Brooklyn

Apt. Rent

185

to

\$

Security

185

\$

Deposit

50

\$

Other

\$

Receive

Total Amount Received

\$ 50

Cash



Check



b6

b7C

Agreement of Lease made the **21st** day of **January**, 1974, between
Nautilus Hall the Landlord, and
[] and [] (as Gaurantor) as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. **1230 Avenue Y** Borough of **Bklyn** City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **February 1st,** 1974, and terminating **January 31st,** 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ **2220.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **185.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

Payment of Rent

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

Repairs and Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

Entry to Apartment

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

Security

5. The Tenant has deposited with Landlord the sum of \$ **185.00 + \$5.00 Key Deposit** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

Signs

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

Assignment

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

Fire Clause

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

Fire Damage

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

No. of Rooms 3 1/2

Applicants Must Submit W-2 Forms

Date 5/10/74

Apt. No.

Dep. 50.00
(Not Less than One Month's Rent)

Bldg. No. 1230 Ave Y Bklyn

Bal. Mos. Rent

APPLICATION FOR APARTMENT

1 Mos. Security 260.00

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address

Position Position Held Since 10-4-73 Phone No.

4. Present Landlord with PARENTS Address Present Rent:

How long a tenant? Reason for moving GETTING MARRIED

5. Previous Landlord with PARENTS Address

How long a tenant? Reason for moving

6. References:

a) Name Address Any Relationship BROTHER

b) Name Address Any Relationship WIFE

c) Name Address Any Relationship

7. Bank WELLS FARGO BANK Branch BRIGHTON BEACH

Address Coney Island Ave Acct. in name of

8. Do you own a car License No. Do you require a garage NO

Yes or No Yes or No

9. Intended occupants of apartment

Adults 2

Name: Relationship

Name: Relationship

Name: Relationship

Children

Name: NONE Relationship Age Sex

Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend By BROTHER

Newspaper

Agent Applicant

DEPOSITS WILL NOT BE REFUND

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

Agreement of Lease made the 13th day of May, 1974, between
Nautilus Hall the Landlord, and
[] and [] as Tenant.

b6
b7c

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from

Occupancy

the Landlord, Apartment [] on the [] floor in premises No. 1230 Avenue Y
Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only

Term

by the Tenant and his own family and not otherwise, for the term of Two years, commencing
June 1st, 1974 and terminating May 31st, 1976 unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 3120.00, payable at the office of the
landlord or such place as it may designate, in equal monthly installments of \$ 260.00 each in
advance on the first day of each calendar month during the term hereof, the first of said installments to be
paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

Payment of
Rent

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by
check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any
way affect the terms of this lease or be binding upon the Landlord.

Repairs and
Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when
needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been dam-
aged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work,
and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to
the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall
reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or break-
age committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of
water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout
said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from
injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests,
servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the
installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state;
and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the be-
ginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improve-
ments in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may
be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon
and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molest-
ation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may
place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability
and Property
Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, ele-
vator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said
building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak
or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place,
nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any
windows of the demised premises be closed or darkened for any reason whatever, Landlord shall not be liable for any
damage that Tenant may sustain hereunder, and Tenant shall not be entitled to any compensation or abatement of rent or re-
lease from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be
liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this
lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article
left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further
not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate
and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of
rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the
Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to
furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect
this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any ser-
vice.

Entry to
Apartment

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decora-
tions, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of
rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3)
months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to pro-
spective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property
during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner
affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit
an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or
the Landlord's agents, necessary or permissible hereunder, the Landlord or the Landlord's agent may enter same by pass
key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the
care of the apartment or property of the tenant therein.

Security

5. The Tenant has deposited with Landlord the sum of \$ 260.00 + \$5.00 Key Deposit as security
for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood
and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but
not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment
of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's
default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting
of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event
that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any
additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this
lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to
this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released
by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security;
and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to
Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be
deposited in the

Chase Manhattan Bank - Interest bearing

Signs

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or
from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the
Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by
the Landlord.

Assignment

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration
in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises
any act or thing deemed extra-hazardous on account of fire.

Fire
Clause

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which
will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere
with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations,
rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House
Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

Fire
Damage

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire
in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate no-
tice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt No 3643

Tenant Date May 7

Apt. No Address 1230 Ave Y

Apt. Rent 260 to \$

Security 260 \$

Deposit 50 \$

Other \$

Received Total Amount Received \$ 475.00

Cash ☐

Check ☒

b6
b7C

Receipt **Nº 3642**

Tenant  Date 5/12/24

Apt. No.  Address 1230 Ave 7

Apt. Rent 160 to \$

Security 160 \$

Deposit 50 \$

Other \$

Receive  Total Amount Received \$ 50

Cash ☐

Check ☒

b6

b7C

No. of Rooms 3 1/2

Applicants Must Submit W-2 Forms

Date 4/24/74

Apt. No.

Bldg. No. 1230 Ave

Dep.
(Not Less than One Month's Rent)

Bal. Mos. Rent

1 Mos. Security

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address

Position Position Held Since 9/72 Phone No.

4. Present Landlord Own Home Address Present Rent:

How long a tenant? Reason for moving

5. Previous Landlord Address

How long a tenant? 5 years Reason for moving Own Home

6. References:

a) Name Address Any Relationship No
Yes or No

b) Name Address Any Relationship No
Yes or No

c) Name Address Any Relationship No
Yes or No

7. Bank Bankers Trust Co. Branch 41

Address DeKalb & Sumner Acct. in name of

8. Do you own a car Yes License No. Do you require a garage No
Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: Relationship Son

Name: Relationship daughter-in-law

Name: Relationship

Children

Name: Relationship Age Sex

Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

b6
b7C

b6
b7C

b6
b7C

Receipt **Nº 3641**

Tenant

Date

4/15/74

Apt. No.

Address

1230 ave 4

Apt. Rent

\$255

to

\$

Security

\$255

\$

Deposit

\$50

\$

Other

5 key Deposit

\$

Received

Total Amount Received

\$

465

Cash ☐

Check ☒

b6
b7C

Receipt **No** 3630

Tenant Date 7/10/74

Apt. No. Address 1230 Ave 4

Apt. Rent 255. to \$

Security 255. \$

Deposit \$50 as Deposit on \$

Other Lease Commencement 5/1/74 \$

Received by Total Amount Received \$ 50

Cash ☒ Check ☐

b6
b7C

Agreement of Lease made the 11th day of April, 19 74 between Nautilus Hall the Landlord, and and - (Guarantor) as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment on the floor in premises No. 1230 Avenue Y Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing May 1st, 1974, and terminating April 30th, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3060.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 255.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises be closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereon, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 255.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Occupancy

Term

Rent

Payment of Rent

Repairs and Alterations

CLASS BOOK

SPENT RENTAL

GAPAGE BOOK

PARDEX / 50

PLATE / 50

CARD / 50

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

Receipt No 3629

Tenant Date Feb 16 / 74

Apt. No. Address 1230 Army

Apt. Rent 255 to \$

Security 255 \$

Deposit 50 \$

Other \$

Received Total Amount Received \$ 465.00

Cash ☐ Check ☒

b6
b7C

Receipt No. 3628

Tenant

Date

Feb 14 / 74

Apt. No.

Address

1230 Park 4

Apt. Rent

2.55

to

\$

Security

2.55

\$

Deposit

50

\$

Other

\$

Received

Total Amount Received

\$ 50.50

Cash ☐

Check ☒

b6

b7c

No. of Rooms

3 1/2

Applicants Must Submit W-2 Forms

Apt. No.

[Redacted]

Bldg. No.

1230 AVE Y

2 years from March 1, 1974

Date

Jul 14, 1974

Dep.

\$50.00

(Not Less than One Month's Rent)

Mos. Rent

\$255.00

APPLICATION FOR APARTMENT

1 Mos. Security

b6
b7C

1. Name [Redacted] Age [Redacted]

2. Present Address [Redacted] Phone No. [Redacted]

3. Business or Employer (firm name) [Redacted] Income [Redacted]

Address [Redacted]

Position [Redacted] Position Held Since 1968 Phone No. [Redacted]

4. Present Landlord [Redacted] Address [Redacted] Present Rent: \$240.00

How long a tenant? 2 YRS Reason for moving [Redacted]

5. Previous Landlord OWNED OWN HOME Address [Redacted]

How long a tenant? [Redacted] Reason for moving [Redacted]

6. References:

a) Name [Redacted] Address [Redacted] Relationship NO

Yes or No

b) Name [Redacted] Address NYC Any Relationship NO

Yes or No

c) Name [Redacted] Address [Redacted] Any Relationship [Redacted]

Yes or No

7. Bank N.Y. BANK FOR SAVINGS Branch [Redacted]

Address 222 ST & PARK AVE SOUTH Acct. in name of [Redacted]

8. Do you own a car YES License No. [Redacted] Do you require a garage NO

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name: [Redacted] Relationship [Redacted]

Name: [Redacted] Relationship WIFE

Name: [Redacted] Relationship [Redacted]

Children

Name: NONE Relationship [Redacted] Age [Redacted] Sex [Redacted]

Name: [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]

b6
b7C

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]

Newspaper [Redacted]

Agent [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by [Redacted]

Agreement of Lease made the **15th** day of **February**, 1974, between **Nautilus Hall** the Landlord, and **And** as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment **1** on the **1** floor in premises No **1230 Avenue Y** Borough of **Brooklyn** City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **March 1,** 1974, and terminating **February 28,** 1976 unless sooner terminated as hereinafter provided, at the annual rental of **\$3060.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of **\$ 255.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease.(unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

Payment of Rent

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

Repairs and Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises be closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereunder, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

Entry to Apartment

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

Security

5. The Tenant has deposited with Landlord the sum of **\$ 255.00 + \$5.00 Key Deposit** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank (Interest Bearing)

Signs

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

Assignment

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

Fire Clause

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

Fire Damage

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt NO 2749

Tenant

Date

Jan 30/74

Apt. No.

Address

- Brooklyn

Apt. Rent

to

\$ 260.00

Security

\$ 260.00

Deposit

\$

Other

5.00 Key Deposit

\$ 5.00

Received

Total Amount Received

\$ 525.00

Cash



Check



Agent

given to Office 1/31/74

b6

b7C

No. of Rooms 4

Applicants Must Submit W-2 Forms

Date Jan 30/74

Apt. No. [Redacted]

Dep. \$525.00
(Not Less than One Month's Rent)

Bldg. No. 8700-25th Ave
Bklyn. Ch. ap.

Bal. Mos. Rent 260.00

1 Mos. Security 260.00

APPLICATION FOR APARTMENT

1. Name [Redacted] Age 25

2. Present Address BKLYN Phone No. [Redacted]

3. Business or Employer (firm name) [Redacted] Income [Redacted]

Address [Redacted] - BKLYN - N.Y.

Position [Redacted] Position Held Since [Redacted] Phone No. [Redacted]

4. Present Landlord LIVING WITH PARENTS Address [Redacted] Present Rent: [Redacted]

How long a tenant? LIFE LONG Reason for moving WANT TO LIVE IN OWN HOME

5. Previous Landlord [Redacted] Address [Redacted]

How long a tenant? [Redacted] Reason for moving [Redacted]

6. References:

a) Name [Redacted] Address [Redacted] Any Relationship FRIEND

b) Name [Redacted] Address [Redacted] Any Relationship FRIEND

c) Name [Redacted] Address [Redacted] Any Relationship Business Associate

7. Bank Bank of America Branch Bklyn. Ch. ap.

Address One 5th Ave Acct. in name of [Redacted]

8. Do you own a car YES License No. [Redacted] Do you require a garage NO

Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name [Redacted] Relationship [Redacted]

Name [Redacted] Relationship WIFE

Name [Redacted] Relationship [Redacted]

Children

Name [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]

Name [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]

In case of emergency - notify [Redacted]

Recommended By Friend SAW SIGN IN FRONT OF BUILDING

Newspaper [Redacted]

Applicant [Redacted]

DEPOSITS WILL NOT BE REF

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by [Redacted]

Agreement of Lease made the **31st,** day of **January**, 1974, between
Chelsea Hall the Landlord, and
[] and [] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. **8700 25th Avenue** Borough of **Bklyn** City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **February 1st,** 1974, and terminating **January 31st,** 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ **3120.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **260.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ **260.00 + \$5.00 Key Deposit** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt

Tenant Date 4/1/74 1102

Apt. No. Address 8700 25th Ave

Apt. Rent 4/15 to 5/15 \$ 127.50 b6
127.50

Security b7C \$ 255.00

Deposit \$ 50.00

Other K. D. \$ 5.00

Total Amount Received \$ 465.00

Cash ☐ Check ☐

No. of Rooms 4

Applicants Must Submit W-2 Forms

Date 3/17/74

Apt. No. [redacted]

*2 yr lease at \$255 per mo
as of 4/15/74*

Dep. 50.00
(Not Less than One Month's Rent)

Bldg. No. 8700-25th Ave

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY # [redacted]

1. Name [redacted] Age [redacted]

2. Present Address [redacted] Phone No. [redacted]

3. Business or Employer (firm name) [redacted] Income: [redacted]

Address [redacted]

Position [redacted] Position Held Since Sept 25, 1967 Phone No. [redacted]

4. Present Landlord [redacted] Address [redacted] Present Rent: 160

How long a tenant? 1 1/2 years Reason for moving NOISE from above Tenne
inhabitable

5. Previous Landlord [redacted] Address [redacted]

How long a tenant? _____ Reason for moving _____

6. References: [redacted]

a) Name [redacted] Address [redacted] Any Relationship father

b) Name [redacted] Address [redacted] Any Relationship father in law

c) Name [redacted] Address [redacted] Any Relationship _____

Yes or No

7. Bank Chemical Bank Branch Bay Pines Branch

Address Bay Pines 85th St Acct. in name of [redacted]

8. Do you own a car yes License No. [redacted] Do you require a garage NO

Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: [redacted] Relationship Husband

Name: [redacted] Relationship Wife

Name: [redacted] Relationship Son

Children

Name: [redacted] Relationship Son Age [redacted] Sex M

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend [redacted]

Agent [redacted] Applicant [redacted]

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by _____

b6
b7C

b6
b7C

b6
b7C

*3/18/74
OK
7C*

Agreement of Lease made the 3rd day of April, 1974, between
Chelsea Hall the Landlord, and
[] and [] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 8700 25th Avenue Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing April 1st, 1974, and terminating March 31st, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3060.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 255.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises be closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 255.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt

1105

Tenant

Mama Coruzza

Date

4/1/74

Apt. No.

37

Address

8760 25th Ave

Apt. Rent

4/15

to

5/15

\$ 130.00

\$ 130.00

\$ 265.00

Security

\$

Deposit

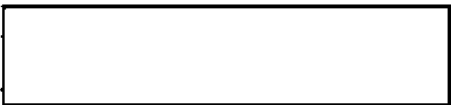
K.D.

\$ 5.00

Other

\$

Receive



Agent

b6

b7C

Total Amount Received

\$ 330.00

Cash ☐Check ☐

No. of Rooms 4 Jr

Applicants Must Submit W-2 Forms

Date 3-29-74

Apt. No. 3m

Dep. 530.00 Paid full

Bldg. No. 8700-25th Ave

Bal. Mos. Rent 260.00

1 Mos. Security 265.00

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name ABRAMO COCUZZA Age 66

2. Present Address 73 BAY 46 ST BIC 11214 Phone No. 372-5429

3. Business or Employer (firm name) RETIRED PENSIONER Income \$6,500

Address NYC TRANSIT AUTHORITY - JAV ST. BK NY.

Position FORMERLY A CAR INSPECTOR Position Held Since 1956 Phone No. UL 5-6000

4. Present Landlord [Redacted] Address 73 BAY 46 ST Present Rent \$150

How long a tenant? 25 YRS Reason for moving SELLING HOME

5. Previous Landlord [Redacted] Address 60 BAY 47 ST

How long a tenant? 5 YRS Reason for moving NEEDED LARGER APT.

6. References:

a) Name [Redacted] Address [Redacted] Relationship YES

b) Name [Redacted] Address [Redacted] Relationship NO

c) Name [Redacted] Address [Redacted] Relationship YES

7. Bank CHASE SAVINGS BANK Branch 18th AV. BK N.Y.

Address [Redacted] Acct. in name of ABRAMO

8. Do you own a car NO License No. [Redacted] Do you require a garage NO

Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: ABE COCUZZA Relationship SELF

Name: [Redacted] Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

Children

Name: [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]

Name: [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]

In case of emergency - notify [Redacted] BK NY.

Recommended By Friend: Passed in Car Saw Sign near Bldg.

Newsreader

Name [Redacted]

Applicant Abramo Cocuzza

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by [Redacted]

Agreement of Lease made the 3rd day of April, 1974, between
Chelsea Hall
Abramo Cocuzza and and as Landlord, and
as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment on the floor in premises No. 8700 25th Avenue Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing April 1st, 1974, and terminating March 31st, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$See Clause 4 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$See Clause 4 each in advance on the first day of each calendar month during the term hereof. the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.
2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.
3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereof, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, reptiles or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.
4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 265.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt N^o 2747

Tenant Date Jan 24

Apt. No. Address 8700-25th Ave

Apt. Rent 275.00 \$/mo to Feb 28/1974 \$ 275.00

Security..... \$ 275.00

Deposit..... \$ 100.00

Other..... 5.00 Key prep incl \$ 455.00

Received by Total Amount Received \$ 555.00

(given to officer) Cash ☒ Check ☐

Agent /

b6
b7C

Receipt No 2746

Tenant

Date

Jan 25 / 74

Apt. No.

Address

8700 - 25th Ave

Apt. Rent

~~275~~ Lab 1 to Lab 25

\$ 275

b6
b7C

Security

\$ 275

Deposit

\$ 100

Other

1st Reg Deposit

\$ 5.00

Received by:

Total Amount Received

\$ 100.00

Cash ☒

Check ☐

Agent

One Year Lease

Agreement of Lease made the 28th day of January, 1974, between
Chelsea Hall and _____ as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment on the floor in premises No. **8700 25th Avenue** Borough of **Bklyn** City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **One** years, commencing **February 1st,** 19 **74** and terminating **January 31st,** 19 **75** unless sooner terminated as hereinafter provided, at the annual rental of \$ **3300.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **275.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against all and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed, darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ **275.00 + \$5.00 Key Deposit** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

b6
b7C

Receipt No 2760

Tenant [redacted] Date 3/14/74

Apt. No. [redacted] Address 18700 - 25th Ave Bklyn N.Y.

Apt. Rent 3/15/74 to April 15/74 \$ 255

Security \$ 240

Deposit \$

Other 5.00 Key Tunnel - Bal Due

Received by: [redacted] Total Amount Received \$ 170.00

Cash ☒ Check ☒

\$170.00

b6
b7C

Receipt No 2753

Tenant

Date

Feb 28/74

Apt. No.

Address

8700-25th Ave - Apt 14A

Apt. Rent

From March 15 to April 15th

\$ 255.00

Security

\$ 260.00

Deposit

\$ 300.00

Other

5.00 Key Deposit

\$ 5.00

Received

Total Amount Received

\$ 300.00

Cash ☒

Check ☐

b6
b7C

Receipt No. 2752

Tenant

Date

Feb 21/74

Apt. No.

Address

8700-25th Ave

Apt. Rent

March 1

to

April 7/

\$

255.00

Security

\$

255.00

Deposit

\$

50.00

Other

\$

5.00

Received by

Total Amount Received

\$

50.00

Cash

☒

Check

☐

b6

b7C

2 year lease 1st year \$255.00 per mo. 2nd year \$260.00 per mo. (no painting) to be done.

No. of Rooms 4

Applicants Must Submit W-2 Forms

Date February 21/74

Apt. No.

Dep. 50.00
(Not Less than One Month's Rent)

Bldg. No. 8700-25th Ave
Bklyn, N.Y.

Bal. Mos. Rent 205.00

APPLICATION FOR APARTMENT

1 Mos. Security 255.00

SOCIAL SECURITY #

1. Name Age 42 5

2. Present Address BKLYN, N.Y. Phone No.

3. Business or Employer (firm name) Income:

Address

Position Position Held Since 1944 Phone No.

4. Present Landlord Address SAME AS ABOVE Present Rent: 190.00

How long a tenant? 1 1/2 YRS Reason for moving APT IS TOO SMALL

5. Previous Landlord Address

How long a tenant? Reason for moving

6. References: Address Any Relationship Friend
a) Name Yes or No

b) Name Address Any Relationship Friend
Yes or No

c) Name Address Any Relationship Friend
Yes or No

7. Bank Branch

Address Acct. in name of

8. Do you own a car NO License No. Do you require a garage NO
Yes or No

9. Intended occupants of apartment 2 My WIFE works for EMPLOYED 5 YRS SALARY
Adults

Name: Relationship HUSBAND

Name: Relationship WIFE

Name: Relationship

Children

Name: Relationship Age Sex

Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend

Age Name Applicant X

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

Agreement of Lease made the 1st day of March, 1974, between Chelsea Hall and [redacted] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [redacted] on the [redacted] floor in premises No. 8700 25th Avenue Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing March 1st, 1974, and terminating February 28th, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$See Clause 4 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$See Clause 41 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.
2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.
3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises be closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.
4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.
5. The Tenant has deposited with Landlord the sum of \$ 260.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.
7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.
8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.
9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Tenant

[Redacted]

Date

4/3/74

1106

Apt. No.

[Redacted]

Address

8700 25th Ave

Apt. Rent

April 15

to

April 30, 1974

\$ 112.50

Security

May 1

May 1, 1974

\$ 112.50

Deposit

1 Month

\$ 230.00

Other

[Redacted]

K.D.

Deposit

\$ 5.00

Received by:

Total Amount Received

\$ 50.00

Cash ☐

Check ☒

410.00

Agent

CERT

b6

b7C

Receipt

1104

Tenant

[Redacted]

Date

4/1/74

Apt. No.

[Redacted]

Address

8700

25th Ave

Apt. Rent

to

\$

b6

b7C

Security

\$

Deposit

\$

50.00

Other

\$

Re

[Redacted]

Total Amount Received

\$

50.00

Cash ☐

Check ☐

Agency

No. of Rooms 3

Applicants Must Submit W-2 Forms

Date 3/28/74

Apt. No.

Dep. 50.00
(Not Less than One Month's Rent)

Bldg. No. 8700-25th Ave

Bal. Mos. Rent 175.00

APPLICATION FOR APARTMENT

1 Mos. Security 230.00

SOCIAL SECURITY #

for 4/10/74

- Name Age
- Present Address Phone No
- Business or Employer (firm name) Income
Address
Position Position Held Since 1969 Phone No
- Present Landlord Address Present Rent 290.00
How long a tenant? 14 YR Reason for moving GETTING MARRIED
- Previous Landlord Address
How long a tenant? Reason for moving
- References:
a) Name Address Any Relationship YES
b) Name Address Any Relationship NO
c) Name Address Any Relationship NO
- Bank PATCO FEDERAL SAVINGS ASSOCIATION Branch 107
Address 1124 - SURF AVE - BIKLYN Acct. in name of
- Do you own a car NO License No. Do you require a garage NO
- Intended occupants of apartment

Adults

Name Relationship SELF
Name Relationship WILL BE MY WIFE
Name Relationship

Children

Name Relationship Age Sex
Name Relationship Age Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Don sign outside Building

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

*4/2/74
9/10/74*

ALLOWED

NO DOGS

b6
b7C

b6
b7C

b6
b7C

Agreement of Lease made the 3rd day of April, 1974, between Chelsea Hall and [redacted] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [redacted] on the [redacted] floor in premises No. 8700 25th Avenue Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing April 1, 1974, and terminating March 31, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$See Clause #41 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$See Clause #41 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 230.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Occupancy

Term

Rent

Payment of Rent

Repairs and Alterations

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

b6
b7c

Receipt № 2748

Tenant _____ Date 1 Oct 74

Apt. No. _____ Address 8700-25th G

Apt. Rent 225 / Feb 1 / to Feb 28 \$ 225

Security.....\$ 225

Deposit _____ \$ _____

Other Key 5.00 \$ 5.00

Received by		Total Amount Received	\$ <u>455.00</u>
-------------	--	-----------------------	------------------

Cash ☐

Check 

RE-RENT ORDER

DATE: 1/28/74APT. ROOMS 3BLDG. Chelsea Hallb6
b7cAPPROVED RENTAL: \$ 225.00

OLD TENANT VACATING: _____

AVAILABLE FOR: _____

PREVIOUS RENTAL \$ 219.39

APT. RENT (Based on comparable apt(s)).

Rented 7/16/71-8/14/71)

\$ _____

ADDRESS _____

APT. # _____

\$ _____

ADDRESS _____

APT. # _____

\$ _____

ADDRESS _____

APT. # _____

\$ _____

Average Rent Comp. Apts. (\$ _____)

ADD: 5% (Taxes & Operating Costs)

TOTAL BASE RENT

APT. MARKET VALUE

Garage/Services to be added:

Garage.....

Equipment: _____

Pool/Other: _____

TOTAL APPROVED RENTAL:

225.00

IMPT.: If Total Approved Rental (after garage/or additional services are added) is below apartment MARKET VALUE, apartment must be rented "as is" and tenant must be charged for painting, if desired. (This clause must be included in lease.)

Are we charging for painting? Yes ☐No ☐

Apartment Last Painted _____

Amt. \$ _____

Remarks: A/S C.C.APPROVED BY: 10 Vacancies

DATE RENTED: _____

No. of Rooms 3

Apt. No. [redacted]

Bldg. No. 8700-25th Ave
mk up, 1st fl

Applicants Must Submit W-2 Forms

*Rent starts 7/1/74
at \$250*

Date Jan 21/74

Dep. 1 month + security \$50.00
(Not Less than One Month's Rent)

Bal. Mos. Rent _____

1 Mos. Security _____

APPLICATION FOR APARTMENT

1. Name [redacted] Age [redacted]

2. Present Address N.Y. N.Y. 10025 Phone No. [redacted]

3. Business or Employer (firm name) [redacted] Income [redacted]

Address N.Y. N.Y.

Position [redacted] Position Held Since [redacted] Phone No. [redacted]

4. Present Landlord None Address [redacted] Present Rent: 250 M.

How long a tenant? _____ Reason for moving MARRIAGE & LIKE THIS

5. Previous Landlord None - Living with Parents Address [redacted]

How long a tenant? _____ Reason for moving MARRIED

6. References:

a) Name [redacted] Address [redacted] Any Relationship Yes or No

b) Name [redacted] Address [redacted] Any Relationship Yes or No

c) Name [redacted] Address [redacted] Any Relationship Yes or No

7. Bank [redacted] Branch [redacted]

Address [redacted] Acct. in name of [redacted]

8. Do you own a car YES License No. [redacted] Do you require a garage NOT AT PRESENT

Yes or No

Yes or No

9. Intended occupants of apartment

Name: Adults listed above (2) Relationship: HUSBAND + WIFE

Name: _____ Relationship: _____

Name: _____ Relationship: _____

Children

Name: _____ Relationship: _____ Age _____ Sex _____

Name: _____ Relationship: _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend [redacted]

Newspaper in apt [redacted] USAME BLDG.

Agent [redacted] Applicant [redacted]

DEPOSITS WILL NOT BE REF

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by _____

ALLOWED

b6
b7C

b6
b7C

b6
b7C

Agreement of Lease made the **28th** day of **January**, 19**74**, between
Chelsea Hall and as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment on the floor in premises No. **8700 25th Avenue** Borough of **Bklyn** City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **February 1st, 1975** and terminating **January 31st, 1976** unless sooner terminated as hereinafter provided, at the annual rental of \$ **2700.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **225.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servant or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ **225.00 + \$5.00 Key Deposit** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Occupancy

Term

Rent

Payment of
Rent

Repairs and
Alterations

LEASE BOOK

SPLIT RENTAL

GARAGE BOOK

KARDEX

PLATE

CARD

Liability
and Property
Damage

Entry to
Apartment

Security

Signs

Assignment

Fire
Clause

Fire
Damage

b6
b7c

Receipt

Tenant Date 4/1/74 1103

Apt. No. Address 8700 25th Ave

Apt. Rent 4/15 to 5/15 \$ 112.50 122.50 b6

Security 230.00 b7C

Deposit 5.00

Other K.D. \$ 5.00

Rec Total Amount Received \$ 470.00

Cash ☐

Check ☐

No. of Rooms

3

Applicants Must Submit W-2 Forms

Date

3/29/74

Apt. No.

Bldg. No.

8700-25th Ave
BKlyn NY

Dep.

(Not Less than One Month's Rent)

Bal. Mos. Rent

1 Mos. Security

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name

Age

2. Present Address

Phone No.

3. Business or Employer (firm name)

-CITY OF N.Y. Income:

Address

N.Y.C.

Position

Position Held Since

8-31-71

Phone No.

4. Present Landlord

PARENTS

Address

Present Rent:

How long a tenant?

32 yrs

Reason for moving

WANT GETTING MARRIED

5. Previous Landlord

Address

How long a tenant?

Reason for moving

6. References:

a) Name

Address

Any Relationship

FRIEND

Yes or No

b) Name

Address

Any Relationship

FRIEND

Yes or No

c) Name

Address

Any Relationship

FRIEND

Yes or No

7. Bank

OF N.Y.C.

Branch

4 ave & 68th ST - BKLYN N.Y.

Address

4 ave & 67th St

Acct. in name of

SELF

8. Do you own a car

YES

License No.

Do you require a garage

NO

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name:

5

Relationship

FUTURE WIFE

Name:

Relationship

Name:

Relationship

Children

Name:

Relationship

Age

Sex

Name:

Relationship

Age

Sex

In case of emergency - notify

Recommended By Friend

Newspaper

See sign outside Bldg.

Name

Age

Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

b6

b7C

b6

b7C

b6

b7C

BKlyn

3 year lease - 4/15/74 - #225-230

No. of Rooms 2 Rooms

Applicants Must Submit W-2 Forms

Apt. No. [Redacted]

Bldg. No. 8700-25th AVE

Date 3/28/74

Dep. 50.00
(Not Less than One Month's Rent)

Bal. Mos. Rent 175.00

1 Mos. Security 230.00

APPLICATION FOR APARTMENT

- SOCIAL SECURITY # [Redacted]
1. Name [Redacted] Age [Redacted]
2. Present Address [Redacted] BROOKLYN N.Y. Phone No. [Redacted]
3. Business or Employer (firm name) [Redacted] Income [Redacted]
Address [Redacted] BROOKLYN - N.Y.
Position [Redacted] Position Held Since JAN-1973 Phone No. [Redacted]
4. Present Landlord LIVING WITH PARENTS Address [Redacted] Present Rent: [Redacted]
How long a tenant? ALL MY LIFE Reason for moving GETTING MARRIED
5. Previous Landlord [Redacted] Address [Redacted]
How long a tenant? [Redacted] Reason for moving [Redacted]
6. References:
- a) Name [Redacted] Address [Redacted] Any Relationship YES
Yes or No
- b) Name [Redacted] Address [Redacted] Any Relationship YES
Yes or No
- c) Name [Redacted] Address [Redacted] Any Relationship YES
Yes or No
7. Bank BKLYN - SAVINGS Branch BKLYN -
Address 17-75 ST. BKLYN - Acct. in name of [Redacted]
8. Do you own a car YES License No. [Redacted] Do you require a garage NO
Yes or No Yes or No
9. Intended occupants of apartment

Adults

Name: [Redacted] Relationship MY SELF

Name: [Redacted] Relationship FUTURE HUSBAND

Name: [Redacted] Relationship [Redacted]

Children

Name: [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]

Name: [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]

In case of emergency - notify [Redacted]

Recommended By Friend SKY APT - LISTED ON SIGN OUTSIDE OF BLDG.

Agent [Redacted] Name [Redacted]
Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed [Redacted]

Agreement of Lease made the 1st day of April, 1974, between Chelsea Hall and [redacted] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [redacted] on the [redacted] floor in premises No. 8700 25th Avenue Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing April 1st, 1974 and terminating March 31st, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$See Clause 41 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$See Clause 41 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease.(unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.
2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises to the Landlord in good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing, and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.
3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereunder, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.
4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 230.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.
7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.
8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.
9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt

1/25/74 650

Tenant

[Redacted]

Date

Apt. No.

[Redacted]

Address

8700

25th Ave

Apt. Rent

2/15

to

3/31

\$

127.50

255.00

b6

b7C

Security

\$

255.00

Deposit

\$

5.00

Other

\$

Received

[Redacted]

Total Amount Received

\$

642.50

Cash ☐

Check ☒

Agent

RE-RENT ORDER

DATE:

1/28/74

APT. ☐

ROOMS

4

BLDG.

Chelsea Hall

b6
b7C

APPROVED RENTAL:

\$ 255.00

OLD TENANT VACATING:

AVAILABLE FOR:

PREVIOUS RENTAL \$ 234.30

APT. RENT (Based on comparable apt(s)).

Rented 7/16/71-8/14/71)

\$

ADDRESS

APT. #

\$

ADDRESS

APT. #

\$

ADDRESS

APT. #

\$

Average Rent Comp. Apts. (\$

ADD: 5% (Taxes & Operating Costs)

TOTAL BASE RENT

APT. MARKET VALUE

Garage/Services to be added:

Garage.....

Equipment:

Pool/Other:

TOTAL APPROVED RENTAL:

255.00

IMPT.: If Total Approved Rental (after garage/or additional services are added) is below apartment MARKET VALUE, apartment must be rented "as is" and tenant must be charged for painting, if desired. (This clause must be included in lease.)

Are we charging for painting? Yes ☐

No ☐

Apartment Last Painted

Amt. \$

Remarks:

A/S Lease Expiration

APPROVED BY:

10 Vacancies

DATE RENTED:

Applicants Must Submit W-2 Forms

No. of Rooms _____

Date _____

Apt. No. _____

Dep. _____
(Not Less than One Month's Rent)

Bldg. No. _____

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY # _____

1. Name _____ Age _____

2. Present Address _____ Phone No. _____

3. Business or Employer (firm name) _____ Income: _____

Address _____

Position _____ Position Held Since 1966 Phone No. _____

4. Present Landlord _____ Address _____ Present Rent: \$225

How long a tenant? 18 YEARS Reason for moving HOUSE SOLD

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References: _____

a) Name _____ Address _____ Any Relationship NO
Yes or No

b) Name _____ Address _____ Any Relationship NO
Yes or No

c) Name _____ Address _____ Any Relationship NO
Yes or No

7. Bank CHEMICAL Branch BAY PARTWAY

Address BAY PARTWAY Acct. in name of _____

8. Do you own a car YES License No. _____ Do you require a garage NO

Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: _____ Relationship WIFE

Name: _____ Relationship _____

Name: _____ Relationship SON

Children

Name: _____ Relationship SON Age _____ Sex M

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Newspaper _____

Name _____

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by _____

Agreement of Lease made the 21st day of January, 1974, between Chelsea Hall and [redacted] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [redacted] on the [redacted] floor in premises No. 8700 25th Avenue Borough of Brooklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing February 1, 1974, and terminating January 31, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$3060.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$255.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease.(unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises be closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereunder and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$255.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank (Interest Bearing)

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt NO 2759

Tenant Mr. James Miller Date 3/14/74

Apt. No. 6A Address 8700 25th Ave - Bklyn Ch. 4.

Apt. Rent April 15/74 to May 15/74 \$ 260.00

Security..... \$ 265.00

Deposit..... \$ 50.00

Other..... \$ 5.00

Received

Total Amount Received \$ 480.00

Cash ☒ Check ☐

b6
b7C

Receipt No 2755

Tenant James Miller Date 7/11/74

Apt. No. 6A Address 8700-25th Ave

Apt. Rent April 15/74 to May 15/74 \$ 260.00

Security _____ \$ 265.00

Deposit _____ \$ 50.00

Other _____ \$ 5.00

Received by Total Amount Received \$ 50.00

Cash ☒ Check ☐

Agent

b6
b7C

2 year lease as of April 15/74

No. of Rooms 4

Applicants Must Submit W-2 Forms

Apt. No. 6A

Bldg. No. 8700-25th Ave

Appt. Q. 1 -

APPLICATION FOR APARTMENT

Date 3/11/74

Dep. 50.00
(Not Less than One Month's Rent)

Bal. Mos. Rent _____

1 Mos. Security _____

SOCIAL SECURITY # 053070719

1. Name JAMES MILLER Age 58

2. Present Address 501A SURE AVE B'KLYN Phone No. 373-1838

3. Business or Employer (firm name) O.T.B. Income: 6000 yr

Address 1501 BROADWAY N.Y.C. N.Y.

Position CASHIER Position Held Since 7/1/72 Phone No. _____

4. Present Landlord _____ Address 501A SURE AVE Present Rent: 217 mo

How long a tenant? 4 yrs Reason for moving WANT CHANGE area

5. Previous Landlord _____ Address 3025 SURE AVE

How long a tenant? 8 yrs Reason for moving CHANGE

6. References: _____

a) Name _____ Address _____ Any Relationship YES
Yes or No

b) Name _____ Address _____ Any Relationship NO
Yes or No

c) Name _____ Address _____ Any Relationship NO
Yes or No

7. Bank Chambers St. N.Y.C. Branch _____

Address Chambers St. N.Y.C. Acct. in name of _____

8. Do you own a car NO License No. _____ Do you require a garage NO

Yes or No Yes or No

9. Intended occupants of apartment

Name _____ Relationship _____

Name _____ Relationship _____

Name _____ Relationship _____

Children

Name: _____ Relationship: _____ Age: _____ Sex: _____

Name: _____ Relationship: _____ Age: _____ Sex: _____

In case of emergency - notify _____

Recommended By Friend _____

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by _____

② in lease as of April 15/74

Applicants Must Submit W-2 Forms

No. of Rooms _____

Apt. No. _____

Bldg. No. _____

Date 3/11/74

Dep. 50.00

(Not Less than One Month's Rent)

Bal. Mos. Rent _____

1 Mos. Security _____

APPLICATION FOR APARTMENT

1. Name _____ SOCIAL SECURITY # _____ Age _____

2. Present Address _____ Phone No. _____

3. Business or Employer (firm name) _____ Income: _____

Address _____

Position _____ Position Held Since 17 yrs. Phone No. _____

4. Present Landlord Address 501A Duane Present Rent: \$217

How long a tenant? 4 yrs. Reason for moving Like area

5. Previous Landlord Address 3025 W. 32nd

How long a tenant? 8 yrs. Reason for moving _____

6. Reference _____

a) Name _____ Address _____ Any Relationship Yes or No

b) Name _____ Address _____ Any Relationship _____ Yes or No

c) Name _____ Address _____ Any Relationship _____ Yes or No

7. Bank _____ Branch _____

Address _____ Acct. in name of _____

8. Do you own a car? No License No. _____ Do you require a garage? _____

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name Sam Miller Relationship Husband

Name _____ Relationship _____

Name _____ Relationship _____

Children

Name _____ Relationship _____ Age _____ Sex _____

Name _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Newspaper _____

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by _____

b6
b7C

b6
b7C

b6
b7C

Agreement of Lease made the **15th** day of **March**, 19**74**, between
Chelsea Hall the Landlord, and
James Miller and [] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 8700 25th Avenue Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **April 1st, 1974**, and terminating **March 31st, 1976** unless sooner terminated as hereinafter provided, at the annual rental of \$**See Clause 4** payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **See Clause 4** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises be closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereof, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ **265.00 + \$5.00 Key Deposit** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

L I N C O L N

S H O R T

Receipt N^o 3732
JAN 8, 1974

Tenant _____ Date _____
Apt. No. _____ Address 27 27 O.P.
Apt. Rent _____ to \$ 245.00
Security _____ \$ Rent - 245.00
Deposit _____ \$ Key Deposit. 5.00
Other _____ \$ _____
Received _____ Total Amount Received \$ 495.00 pd
Cash ☐ Check ☒

b6
b7C

Receipt N^o 3733

Tenant _____ Date _____
Apt. No. _____ Address _____
Apt. Rent _____ to \$ _____
Security _____ \$ _____
Deposit _____ \$ _____
Other _____ \$ 245.00
Received _____ Total Amount Received \$ _____
Cash ☐ Check ☒

No. of Rooms 3 1/2
Apt. No. [redacted]
Bldg. No. 27-27 AP.

Applicants Must Submit W-2 Forms
Optical Tech. \$7,000 per year
as of 1/15/74
APPLICATION FOR APARTMENT

Date 1/18/74
\$245.00
Dep. [redacted]
(Not Less than One Month's Rent)
Bal. Mos. Rent [redacted]
1 Mos. Security [redacted]

SOCIAL SECURITY # [redacted]

1. Name [redacted] Age [redacted]
2. Present Address [redacted] Phone No. [redacted]
3. Business or Employer (firm name) [redacted] Income [redacted]
Address [redacted]
Position [redacted] Position Held Since 1967 Phone No. [redacted]
4. Present Landlord [redacted] Address [redacted] Present Rent: [redacted]
How long a tenant? 20+ yrs. Reason for moving [redacted]
5. Previous Landlord [redacted] Address [redacted]
How long a tenant? [redacted] Reason for moving [redacted]
6. References:
a) Name [redacted] Address [redacted] Any Relationship Supervisor
Yes or No [redacted]
b) Name [redacted] Address [redacted] Any Relationship Administrator
Yes or No [redacted]
c) Name [redacted] Address [redacted] Any Relationship [redacted]
Yes or No [redacted]
7. Bank NORIME SAVINGS Branch Caney Island
Address W. 19th MEKMAID Acct. in name of [redacted]
8. Do you own a car yes License No. [redacted] Do you require a garage [redacted]
Yes or No [redacted] Yes or No [redacted]
9. Intended occupants of apartment

Name: [redacted] Relationship: Wife
Name: [redacted] Relationship: [redacted]
Name: [redacted] Relationship: [redacted]
Children
Name: [redacted] Relationship: [redacted] Age [redacted] Sex [redacted]
Name: [redacted] Relationship: [redacted] Age [redacted] Sex [redacted]

In case of emergency - notify [redacted]

Recommended By Friend Friend
Newspaper [redacted]

Agent [redacted] Applicant [redacted]

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by [redacted]

OK for 1/15/74 [initials]

APPROVED

b6
b7C

b6
b7C

b6
b7C

Free GAS.

2 A/C

apt

2-yr lease

Rent 245.00

Security 245.00

Key Deposit 5.00

Lease to Begin

Jan 15, 1974

Lease to End

Dec 31, 1975

Agreement of Lease

made the 8th

day of January

1974, between

Lincoln Shore Apartments

the Landlord, and

And

as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from

Occupancy

the Landlord, Apartment on the floor in premises No. 2727 Ocean Parkway

Borough of Brooklyn City of New York, to be occupied as and for a private dwelling apartment only

Term

by the Tenant and his own family and not otherwise, for the term of Two years, commencing

January 1, 1974, and terminating December 31, 1975 unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 2940.00 payable at the office of the

landlord or such place as it may designate, in equal monthly installments of \$ 245.00 each in

advance on the first day of each calendar month during the term hereof, the first of said installments to be

paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

Payment of Rent

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

Repairs and Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or break-

LEASE BOOK

SPLIT RENTAL

GARAGE BOOK

KARDEX

PLATE

CA

age committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

Entry to Apartment

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

Security

5. The Tenant has deposited with Landlord the sum of \$ 245.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank (Interest Bearing)

Signs

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

Assignment

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

Fire Clause

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

Fire Damage

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

No. of Rooms

4 1/2

Applicants Must Submit W-2 Forms

Date

4/18/74

Apt. No.

[Redacted]

Bldg. No.

Lincoln Square

OK for 5/1st/74
at \$275 per mo

Dep.

(Not Less than One Month's Rent)

Bal. Mos. Rent

1 Mos. Security

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

[Redacted]

1. Name

[Redacted]

Age

[Redacted]

2. Present Address

[Redacted]

Phone No.

[Redacted]

3. Business or Employer (firm name)

[Redacted]

Income:

[Redacted]

Address

[Redacted]

BROOKLYN ON

Position

[Redacted]

Position Held Since

4 months

Phone No.

[Redacted]

4. Present Landlord

[Redacted]

Address

[Redacted]

Present Rent:

How long a tenant?

4 months

Reason for moving

Larger apt.

5. Previous Landlord

[Redacted]

Address

[Redacted]

How long a tenant?

FOUR YEARS

Reason for moving

OWN

6. References:

a) Name

[Redacted]

Address

[Redacted]

Any Relationship

Friend

b) Name

[Redacted]

Address

[Redacted]

Any Relationship

Friend

c) Name

[Redacted]

Address

[Redacted]

Any Relationship

Friend

7. Bank

NO

FIRST FEDERAL SAVINGS

Branch

REGO PARK

Address

1

Acct. in name of

8. Do you own a car

Yes

License No.

[Redacted]

Do you require a garage

No

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name:

[Redacted]

Relationship

HUSBAND

Name:

[Redacted]

Relationship

WIFE

Name:

[Redacted]

Relationship

Children

Name:

[Redacted]

Relationship

DAUGHTER

Age

[Redacted]

Sex

F

Name:

[Redacted]

Relationship

DAUGHTER

Age

[Redacted]

Sex

F

In case of emergency - notify

[Redacted]

Recommended By Friend

Newspaper

Name

Agent

Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed

[Redacted]

b6
b7C

2 YR. LEASE 1 MONTH RENT \$ 275.00
APR. [] 1 MONTH SECURITY \$ 275.00
\$ 550.00

Agreement of Lease made the 17th day of April, 1974, between
Lincoln Shore Apartments the Landlord, and
[] And [] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from
the Landlord, Apartment [] on the [] floor in premises No. 2727 Ocean Parkway,
Borough of Bklyn, City of New York, to be occupied as and for a private dwelling apartment only
by the Tenant and his own family and not otherwise, for the term of Two years, commencing
May 1st, 1974, and terminating April 30th 1976 unless sooner
terminated as hereinafter provided, at the annual rental of \$3300.00, payable at the office of the
landlord or such place as it may designate, in equal monthly installments of \$ 275.00 each in
advance on the first day of each calendar month during the term hereof, the first of said installments to be
paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed, darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$275.00 plus \$5.00 key deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the Chase Manhattan Bank (Interest Bearing)

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Tenant

[Redacted]

Date

4/19/74 1976

Apt. No.

[Redacted]

Address

727 Ocean Pkwy

Apt. Rent

May,

to

May 31, 1974

\$ 275.00

Security

\$ 275.00

Deposit

R.D.

\$ 5.00

Other

Deposit

\$ 100.00

Received by

[Redacted]

Total Amount Received

\$ 455.00

Cash ☒

Check ☐

Receipt No. 1734

Tenant

Date

Apt. No.

Address

Apt. Rent

to

Security

Deposit

Other

Total Amount Received

Cash ☒

Check ☐

b6

b7C

Receipt No 3740

Tenant e 2/27/74

Apt. No. Address 27 27 Ocean Parkway

Apt. Rent \$250 March 15 1974 to April 15 1974 \$

Security.....\$ 250.

Deposit.....\$ 250.

Other.....\$ Key Deposit 5.

Received Total Amount Received \$ 505.00

Cash ☐

Check ☒

b6
b7C

RE-RENT ORDER

DATE: 3/1/74

APT. ☐ ROOMS 3 1/4 BLDG. Lincoln Shore

b6
b7C

APPROVED RENTAL: \$ 250.00

OLD TENANT VACATING:

AVAILABLE FOR:

PREVIOUS RENTAL \$ 176 .55

APT. RENT (Based on comparable apt(s).
Rented 7/16/71-8/14/71) \$.

ADDRESS	APT. #	\$
---------	--------	----

ADDRESS	APT. #	\$
---------	--------	----

ADDRESS APT. # \$

Average Rent Comp. Apts. (\$)

ADD: 5% (Taxes & Operating Costs)

TOTAL BASE RENT

APT. MARKET VALUE

Garage/Services to be added:

Garage.....

Equipment: _____

Pool/Other: _____

TOTAL APPROVED RENTAL:

250 →

IMPT.: If Total Approved Rental (after garage/or additional services are added) is below apartment MARKET VALUE, apartment must be rented "as is" and tenant must be charged for painting, if desired. (This clause must be included in lease.)

Are we charging for painting? Yes ☐ No ☐
Apartment Last Painted Amt.\$

Remarks: A/S C C.

APPROVED BY: N. Kad 13 Vasquez

DATE RENTED: _____

No. of Rooms 3 1/2

Applicants Must Submit W-2 Forms

Date 2/24/74

Apt. No. [redacted]

Bldg. No. 27 27 Q.P.

Dep. [redacted]
(Not Less than One Month's Rent)

Bal. Mos. Rent [redacted]

APPLICATION FOR APARTMENT

1 Mos. Security "W" "H"

SOCIAL SECURITY # [redacted]

1. Name [redacted] Age [redacted]

2. Present Address [redacted] Phone No. [redacted]

3. Business or Employer (firm name) [redacted] Income: [redacted]

Address [redacted]

Position [redacted] Position Held Since Nov 12th 73 Phone No. [redacted]

4. Present Landlord [redacted] Address [redacted] Present Rent: [redacted]

How long a tenant? [redacted] Reason for moving [redacted]

5. Previous Landlord [redacted] Address [redacted]

How long a tenant? [redacted] Reason for moving [redacted]

6. References:

a) Name [redacted] Address [redacted] Any Relationship No
Yes or No

b) Name [redacted] Address [redacted] Any Relationship Yes
Yes or No

c) Name [redacted] Address [redacted] Any Relationship Yes
Yes or No

7. Bank Greater N.Y. Savings Branch Coney Island

Address Neptune Ave - West 5 St. Acct. in name of [redacted]

8. Do you own a car Yes License No. [redacted] Do you require a garage No
Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: [redacted] Relationship Husband

Name: [redacted] Relationship Wife

Name: [redacted] Relationship [redacted]

Children

Name: [redacted] Relationship [redacted] Age [redacted] Sex [redacted]

Name: [redacted] Relationship [redacted] Age [redacted] Sex [redacted]

In case of emergency - notify [redacted]

Recommended By Friend [redacted]

Newspaper [redacted]

Agent [redacted] Applicant [redacted]

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by [redacted]

No. of Rooms

3 1/2

Applicants Must Submit W-2 Forms

Date

2/27/74

Apt. No.

[Redacted]

Dep.

(Not Less than One Month's Rent)

Bal. Mos. Rent

Bldg. No.

2727 Ocean Parkway

APPLICATION FOR APARTMENT

1 Mos. Security

SOCIAL SECURITY #

[Redacted]

1. Name

[Redacted]

(GUARANTOR)

Age

[Redacted]

2. Present Address

[Redacted]

Phone No.

[Redacted]

3. Business or Employer (firm name)

[Redacted]

Income

[Redacted]

Address

[Redacted]

Position

[Redacted]

Position Held Since

1964

Phone No.

[Redacted]

4. Present Landlord

[Redacted]

Address

[Redacted]

Present Rent:

200

How long a tenant?

123 yrs

Reason for moving

5. Previous Landlord

Address

How long a tenant?

Reason for moving

6. References:

a) Name

Address

Any Relationship

Yes or No

b) Name

Address

Any Relationship

Yes or No

c) Name

Address

Any Relationship

Yes or No

7. Bank

Branch

Address

Acct. in name of

8. Do you own a car

yes

License No.

[Redacted]

Do you require a garage

No

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name:

[Redacted]

Relationship

Son

Name:

[Redacted]

Relationship

future Daughter Inlaw

Name:

Relationship

Children

Name:

Relationship

Age

Sex

Name:

Relationship

Age

Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Agent

[Redacted]

Applicant

Name

[Redacted]

DEPOSITS WILL NOT BE REFUND

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed

b6
b7C

b6
b7C

NEW 12 Cubic FT Refrigeration

APT []

2 year lease

250 Rent 2/27/74

Rent STARTS MARCH 15TH 74

Lease to start March 1 1974

250 Security

2727 Ocean Parkway

Lease to end Feb 28 1976

5. Key Deposit

Agreement of Lease made the 28th day of February, 1974, between
Lincoln Shore Apartments the Landlord, and
[] And [] And [] as Tenant.
(as Guarantor)

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 2727 Ocean Parkway Borough of Brooklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **March 1,** 1974, and terminating **February 28,** 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ **3000.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **250.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, worms or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of **\$250.00 + \$5.00 Key Deposit** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the
Chase Manhattan Bank (Interest Bearing)

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt No. 1745

b6
b7C

Tenant

Date

5-1-74

Apt. No.

Address

Apt. Rent

to

\$

Security

\$

240.00

Deposit

\$

Other

\$

5.00

Received by:

Total Amount Received

\$

245.00

Cash ☐

Check ☐

Agent

Receipt No. 1742

Tenant

Date

Apt. No.

Address

Apt. Rent

to

\$

Security

\$

Deposit

\$

\$

Total Amount Received

\$

Cash ☐

Check ☒

b6

b7C

240 00

240 00

Applicants Must Submit W-2 Forms

No. of Rooms 3

Date 5. 2. 74

Apt. No.

Dep.
(Not Less than One Month's Rent)

Bldg. No. 22270P

Bal. Mos. Rent

APPLICATION FOR APARTMENT

1 Mos. Security

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address

Position Position Held Since 1971 Phone No.

4. Present Landlord Address Present Rent: 95

How long a tenant? 4 years Reason for moving More convenient

5. Previous Landlord Address

How long a tenant? 2 years Reason for moving Brooklyn

6. References:

a) Name Address Any Relationship Cousin

b) Name Address Any Relationship

c) Name Address Any Relationship

7. Bank Chemical Bank Branch 401 Flatbush Ave

Address 401 Flatbush Ave Acct. in name of

8. Do you own a car No License No. Do you require a garage No

Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: Relationship Mother

Name: Relationship Daughter

Name: Relationship

Children

Name: Relationship Age Sex

Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

b6
b7C

b6
b7C

b6
b7C

Apt. [] 2 YEAR LEASE 1 MONTH RENT \$240.00
15 MAY 74 1 MONTH SECURITY \$240.00
\$480.00

Agreement of Lease made the 7th day of May, 1974, between
Lincoln Shore Apartments the Landlord, and
[] and [] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from
the Landlord, Apartment [] on the [] floor in premises No. 2727 Ocean Parkway,
Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only
by the Tenant and his own family and not otherwise, for the term of Two years, commencing
May 1st, 1974, and terminating April 30th, 1976 unless sooner
terminated as hereinafter provided, at the annual rental of \$ 2880.00 payable at the office of the
landlord or such place as it may designate, in equal monthly installments of \$ 240.00 each in
advance on the first day of each calendar month during the term hereof, the first of said installments to be
paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 240.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

No. of Rooms 3

Applicants Must Submit W-2 Forms

Date 4-1-74

Apt. No. [Redacted]

Bldg. No. 2727 OCEAN PRINCE

APPLICATION FOR APARTMENT

Dep. [Redacted]

(Not Less than One Month's Rent)

Bal. Mos. Rent 230.00

1 Mos. Security 230.00

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] Age [Redacted]

2. Present Address [Redacted] Phone No. [Redacted]

3. Business or Employer (firm name) [Redacted] Income: [Redacted]

Address [Redacted] BROOKLYN NEW YORK 11235

Position [Redacted] Position Held Since 1/4/74 Phone No. [Redacted]

4. Present Landlord TRUMP Address [Redacted] Present Rent: \$190.

How long a tenant? DEC. 1973 Reason for moving BIGGER APT.

5. Previous Landlord LIVE WITH FAMILY Address [Redacted]

How long a tenant? [Redacted] Reason for moving [Redacted]

6. References: [Redacted]

a) Name [Redacted] Address [Redacted] Relationship NONE

b) Name [Redacted] Address SAME AS ABOVE Any Relationship NO

c) Name [Redacted] Address [Redacted] Relationship NO

7. Bank FAIRFAX BRANCH Branch LAKE SUCCESS

Address LAKE SUCCESS Acct. in name of [Redacted]

8. Do you own a car NONE License No. NONE Do you require a garage NO

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name: [Redacted] Relationship SELF

Name: [Redacted] Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

Children

Name: NONE Relationship [Redacted] Age [Redacted] Sex [Redacted]

Name: [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]

Age [Redacted] Applicant [Redacted]

NOT BE REFUNDED

Signed by [Redacted]

b6
b7C

b6
b7C

b6
b7C

4/1/74
OK for
4/1/74
Waited
for
Guarantor
[Signature]

No. of Rooms 3

Apt. No.

Bldg. No. 2727

Applicants Must Submit W-2 Forms

Date 4-1-74

Dep.

(Not Less than One Month's Rent)

Bal. Mos. Rent 230.00

1 Mos. Security 230.00

b6
b7C

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name (Sponsor)

Age

2. Present Address

Phone No.

3. Business or Employer (firm name)

Income:

Address

Position

Position Held Since 1972

Phone No.

4. Present Landlord

Address 92 above

Present Rent: \$150.00

How long a tenant? 2 yrs

Reason for moving N/A

5. Previous Landlord

Address

How long a tenant? N/A

Reason for moving N/A

6. References:

a) Name

Address

Any Relationship

Yes or No

b) Name

Address

Any Relationship

Yes or No

c) Name

Address

Any Relationship

Yes or No

7. Bank

Branch

Address

Acct. in name of

8. Do you own a car

License No.

Do you require a garage

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name:

Relationship

Name:

Relationship

Name:

Relationship

Children

Name:

Relationship

Age

Sex

Name:

Relationship

Age

Sex

In case of emergency - notify

Recommended By Friend

Agent

Name

Applicant

REFUNDED

Signed by

b6
b7C

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Tenant

Apt. No.

Address

Apt. Rent

Security

Deposit

Other

Receipt No

Date

1730

2777 Ocean Pkwy

1 APRIL 74

to

\$ 230 00

\$ 230 00

\$

\$ 5 00

Total Amount Received

\$ 465 00

Cash

☐

Check

☒

265.00

200.00

b6

b7C

ART. 1 MONTH RENT 230.00
STARTS APR. 1, 1974 1 MONTH SECURITY 230.00
460.00
Agreement of Lease made the 8th day of April, 1974, between
Lincoln Shore Apartments and (as Guarantor) as Tenant.

b6
b7C

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 2727 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing April 1st, 1974, and terminating March 31st, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2760.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 230.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.
2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.
3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incumbrances hereditaments by any body other than Landlord; if at any time any windows of the demised premises be closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.
4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 230.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.
7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.
8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.
9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Occupancy
Term
Rent
INITIAL
HERE
Payment of Rent
Repairs and Alterations
LEASE BOOK
SPLIT RENTAL
GARAGE BOOK
KARDEX
PLATE
CARD
Liability and Property Damage
Entry to Apartment
Security
Signs
Assignment
Fire Clause
Fire Damage

Receipt No 3736

Tenant Date 1/30/74

Apt. No. Address _____

Apt. Rent \$ 230 to 1 year lease \$ _____

Security to begin Feb. 15, 74 \$ 115.00

Deposit Feb. 15, 1974 MARCH 1 MARCH 15, 1974 \$ 230.00

Other Will Sign Lease Feb 2, 74 \$ _____

Receiv Total Amount Received \$ _____

Cash ☒ Check ☒

b6

b7C

Receipt No 3737

Tenant Date 2/2/74

Apt. No. Address 27 27 O.P.

Apt. Rent _____ to _____ \$ _____

Security _____ \$ 230.00

Deposit _____ \$ _____

Other Key Deposit \$ 5.00

Rece Total Amount Received \$ 235.00

Cash ☒ Check ☐

b6

b7C

No. of Rooms 3 1/2
Apt. No. [redacted]
Bldg. No. 2727

Applicants Must Submit W-2 Forms

Date 1/28/74
Dep. [redacted]
(Not Less than One Month's Rent)
Bal. Mos. Rent 230
2 Mos. Security 460

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [redacted]

1. Name [redacted] Age [redacted]

2. Present Address [redacted] BROOKLYN Phone No. [redacted]

3. Business or Employer (firm name) [redacted] Income: [redacted]
Address [redacted]
Position [redacted] Position Held Since 1969 Phone No. [redacted]

4. Present Landlord [redacted] Address [redacted] Present Rent: [redacted]
How long a tenant? 3 YEARS Reason for moving SELLING HOUSE

5. Previous Landlord [redacted] Address [redacted]
How long a tenant? [redacted] Reason for moving [redacted]

6. References:
a) Name [redacted] Address [redacted] Any Relationship BROTHER
Yes or No
b) Name [redacted] Address [redacted] Any Relationship [redacted]
Yes or No
c) Name [redacted] Address [redacted] Any Relationship [redacted]
Yes or No

7. Bank GREEN POINT Branch UTICA & CHURCH
Address [redacted] Acct. in name of [redacted]

8. Do you own a car YES License No. [redacted] Do you require a garage NO
Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: [redacted] Relationship [redacted]
Name: [redacted] (WIFE) Relationship [redacted]
Name: [redacted] Relationship [redacted]

Children

Name: [redacted] Relationship [redacted] Age [redacted] Sex [redacted]
Name: [redacted] Relationship [redacted] Age [redacted] Sex [redacted]

In case of emergency - notify [redacted]

Recommended By Friend [redacted]

Newspaper By Super

Agent [redacted] Applicant [redacted]

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by [redacted]

*1/31/74
OK for
Mishy*

*New York
New York*

EMPLOYER'S NAME

*N.Y.
income*

No. of Rooms 3 1/2
Apt. No. [redacted]
Bldg. No. 2727

Applicants Must Submit W-2 Forms

Date 1/28/74
Dep. [redacted]
(Not Less than One Month's Rent)
Bal. Mos. Rent [redacted]

APPLICATION FOR APARTMENT

- SOCIAL SECURITY # [redacted] *call 4/30*
1. Name [redacted] Age [redacted]
2. Present Address [redacted] Phone No. [redacted]
3. Business or Employer (firm name) [redacted] Income: [redacted]
Address [redacted]
Position [redacted] Position Held Since 1969 Phone No. [redacted]
4. Present Landlord [redacted] Address [redacted] Present Rent: [redacted]
How long a tenant? 2 YEARS Reason for moving SELLING HOUSE
5. Previous Landlord [redacted] Address [redacted]
How long a tenant? [redacted] Reason for moving [redacted]
6. References:
a) Name [redacted] Address [redacted] Any Relationship BROTHER
Yes or No [redacted]
b) Name [redacted] Address [redacted] Any Relationship [redacted]
Yes or No [redacted]
c) Name [redacted] Address [redacted] Any Relationship [redacted]
Yes or No [redacted]
7. Bank GREEN POINT Branch UTICA & CHURCH
Address [redacted] Acct. in name of [redacted]
8. Do you own a car YES License No. [redacted] Do you require a garage [redacted]
Yes or No [redacted] Yes or No [redacted]
9. Intended occupants of apartment.

Adults

Name: [redacted] Relationship [redacted]
Name: [redacted] Relationship (WIFE)
Name: [redacted] Relationship [redacted]

Children

Name: [redacted] Relationship [redacted] Age [redacted] Sex [redacted]
Name: [redacted] Relationship [redacted] Age [redacted] Sex [redacted]

In case of emergency - notify [redacted]

Recommended By Friend [redacted]

Agent [redacted] Applicant [redacted]

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by [redacted]

Free Gas apt 2727 Ocean Parkway Rent 230.00
2/AC lease to start Feb 1 1974 Security 230.00
NEW Refrig, STOVE lease to end Jan 31 1975 Key Deposit 5.00
Agreement of Lease made the 31st day of January 1974, between
Lincoln Shore Apartments the Landlord, and
[] and [] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from
the Landlord, Apartment [] on the [] floor in premises No. **2727 Ocean Parkway**
Borough of **Bklyn** City of New York, to be occupied as and for a private dwelling apartment only
by the Tenant and his own family and not otherwise, for the term of **One** years, commencing
February 1st, 1974, and terminating **January 31st, 1975** unless sooner
terminated as hereinafter provided, at the annual rental of \$ **2760.00**, payable at the office of the
landlord or such place as it may designate, in equal monthly installments of \$ **230.00** each in
advance on the first day of each calendar month during the term hereof, the first of said installments to be
paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

Payment of Rent

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

Repairs and Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations. Should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other local hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed, darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, worms or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

Entry to Apartment

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

Security

5. The Tenant has deposited with Landlord the sum of \$ **230.00 + \$5.00 Key Deposit** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

Signs

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

Assignment

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

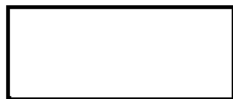
Fire Clause

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

Fire Damage

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Sept Has 9 apart
ments - this is
the reason for
Time allowed.



b6
b7C

Receipt No. 1732

Tenant

Date

4-8-74

Apt. No.

Address

2727 Ocean Pkwy

Apt. Rent

to

\$

b6

b7C

Security

\$

Deposit

\$ 265 00

\$

265 00

Other

\$

Re

Total Amount Received

\$

265 00

Cash ☐

Check ☒

Receipt No. 1736

Tenant

Date

4-20-74

Apt. No.

Address

2727 Ocean Blv

Apt. Rent

to

\$

Security

\$

265.00

Deposit

\$

Other

\$

5.00

Total Amount Received

\$

270.00

Cash ☐

Check ☐

No. of Rooms

3 1/2

Applicants Must Submit W-2 Forms

Apt. No.

Bldg. No.

2727 Ocean Pkwy.

Date

4-9-74

Dep.

\$265.00

(Not Less than One Month's Rent)

Bal. Mos. Rent

1 Mos. Security

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name

Age

2. Present Address

Phone No.

3. Business or Employer (firm name)

Income

Address

Position

Position Held Since

Phone No.

4. Present Landlord

Address

Present Rent

How long a tenant?

Reason for moving

5. Previous Landlord

Address

How long a tenant?

Reason for moving

6. References:

a) Name

Address

Any Relationship

Yes or No

b) Name

Address

Any Relationship

Yes or No

c) Name

Address

Any Relationship

Yes or No

7. Bank

Branch

Address

Acct. in name of

8. Do you own a car?

License No.

Do you require a garage?

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name:

Relationship

Name:

Relationship

Name:

Relationship

Children

Name:

Relationship

Age

Sex

Name:

Relationship

Age

Sex

In case of emergency - notify

Recommended By Friend

Agent

Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

b6
b7C

b6
b7C

b6
b7C

No. of Rooms

3 1/2

Applicants Must Submit W-2 Forms

Date

4-9-74

Apt. No.

[Redacted]

Dep.

265.00

(Not Less than One Month's Rent)

Bldg. No.

2727 Ocean Pkwy

Bal. Mos. Rent

APPLICATION FOR APARTMENT

1 Mos. Security

SOCIAL SECURITY #

1. Name

[Redacted]

2. Present Address

[Redacted]

Briarwood

Phone No.

[Redacted]

3. Business or Employer (firm name)

[Redacted]

Income

[Redacted]

Address

[Redacted]

FAIR Rockaway

Position

[Redacted]

Position Held Since

34 years

Phone No.

[Redacted]

4. Present Landlord

Address

Present Rent

How long a tenant?

Reason for moving

5. Previous Landlord

Address

How long a tenant?

Reason for moving

6. References:

a) Name

Address

Any Relationship

Yes or No

b) Name

Address

Any Relationship

Yes or No

c) Name

Address

Any Relationship

Yes or No

7. Bank

Branch

Address

Acct. in name of

8. Do you own a car

Yes or No

License No.

Do you require a garage

Yes or No

9. Intended occupants of apartment

Adults

Name

Relationship

Name

Relationship

Name

Relationship

Children

Name

Relationship

Age

Sex

Name

Relationship

Age

Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Agent

[Redacted]

Applicant

[Redacted]

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

b6

b7C

b6

b7C

APT. [] 1 MONTH RENT 265.00
1 MONTH SECURITY 265.00
FOR MAY 15, 1974 \$530.00

Agreement of Lease made the 22nd day of April, 1974, between
Lincoln Shore Apartments the Landlord, and
[] and [] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 2727 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing May 1st, 1974 and terminating April 30th, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3180.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 265.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 265.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sums which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt No 3437

b6
b7C

Tenant

Apt. No.

Address

Apt. Rent

Security

Deposit

Other

Receive

Date

to

Total Amount Received

Cash ☐

Check ☒

\$ 235.00

\$ 235.00

\$ 100.00

\$ 5.00

\$ 375.00

2222 Ocean Parkway

OCT 1, 1973 to OCT 31, 1973

Key Deposit

Receipt No 8764

b6
b7C

Tenant

Date

9-20-13

Apt. No.

Address

Apt. Rent

to

Security

Deposit

Other

Received by:

Total Amount Received

Cash ☐

Check ☒

\$ 375
\$
\$
\$
\$ 375

Oct. 1, 1973 - 235 - New York New York - 2 A1C

No. of Rooms 3 1/2

Applicants Must Submit W-2 Forms

Date 9. 9. 73.

Apt. No. 8

Dep. (Not Less than One Month's Rent)

Bldg. No. 2127.

2 apt at 235 per mo

Bal. Mos. Rent \$ 100.00

1 Mos. Security \$ 100.00

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [redacted]

1. Name [redacted] Age 43

2. Present Address BKlyn 11226 Phone No. [redacted]

3. Business or Employer (firm name) [redacted] Income OK

Address [redacted]

Position [redacted] Position Held Since 1953 Phone No. [redacted]

4. Present Landlord [redacted] Address [redacted] Present Rent: 12/12

How long a tenant? 16 YRS Reason for moving Need smaller apt.

5. Previous Landlord [redacted] Address [redacted] Brooklyn

How long a tenant? 19 YRS Reason for moving [redacted]

6. References: [redacted]

a) Name [redacted] Address [redacted] Any Relationship Yes

b) Name [redacted] Address [redacted] Any Relationship Yes or No

c) Name [redacted] Address [redacted] Any Relationship Yes or No

7. Bank South Brooklyn Savings Bank Branch New York Plaza

Address New York Plaza Acct. in name of [redacted]

8. Do you own a car no License No. [redacted] Do you require a garage Yes or No

9. Intended occupants of apartment

Adults

Name: [redacted] Relationship Husband

Name: [redacted] Relationship Wife

Name: [redacted] Relationship [redacted]

Children

Name: [redacted] Relationship [redacted] Age [redacted] Sex [redacted]

Name: [redacted] Relationship [redacted] Age [redacted] Sex [redacted]

In case of emergency - notify [redacted] Brooklyn

Recommended By Friend [redacted]

Newspaper [redacted]

Age [redacted] Applicant [redacted]

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by [redacted]

Agreement of Lease made the 19th day of September, 1973, between
Lincoln Shore Apartments the Landlord, and
[] And [] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] in premises No. 2727 Ocean Parkway Borough of Brooklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing October 1, 1973 and terminating September 30, 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$2820.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$235.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

Payment of Rent

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

Repairs and Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed, darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

Entry to Apartment

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

Security

5. The Tenant has deposited with Landlord the sum of \$235.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sums which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank

Signs

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

Assignment


7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.


Fire Clause

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

Fire Damage

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Received from 

\$ 100.00 in Cash as
deposit on A/c. 



No receipt

b6
b7c

Receipt NO. 4-25-1739

b6
b7C

Tenant

Date

Apt. No.

Address

Apt. Rent

to

\$

Security

\$

Deposit

\$

Other

\$

Total Amount Received

\$

Cash ☐

Check ☒

will bring in receipt

280.00 paid

Receipt No. 1744

✓ - 25-7X

Tenant

Apt. No.

Address

2737 UP.

Apt. Rent

to

\$

Security

\$

Deposit

\$

Total Amount Received

\$

Cash ☐

Check ☒

285.00

b6

b7C


\$ 280.00

\$ 5.00

~~\$ 5.00~~

\$ 285.00

KEYS
VOID KEYS



APT. [] 5 May 74 1 MONTH LEASE 280.00
2 YR LEASE 1 MONTH SECURITY 280.00
560.00 b6 b7C

Agreement of Lease made the 29th day of April, 1974, between
Lincoln Shore Apartments the Landlord, and
[] and [] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from
the Landlord. Apartment [] on the [] floor in premises No. 2727 Ocean Parkway
Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only
by the Tenant and his own family and not otherwise. for the term of Two years, commencing
May 1st, 1974, and terminating April 30th, 1976 unless sooner
terminated as hereinafter provided, at the annual rental of \$ 3360.00 , payable at the office of the
landlord or such place as it may designate, in equal monthly installments of \$ 280.00 each in
advance on the first day of each calendar month during the term hereof. the first of said installments to be
paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damage, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable for reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 280.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt No. 1743

b6
b7C

Tenant

[Redacted]

Date

5-5-74

Apt. No.

[Redacted]

Address

2777 O.P.

Apt. Rent

to

\$

Security

\$

250.00

Deposit

\$

Other

KEYS

\$

5.00

Total Amount Received

\$

255.00

Cash

☒

Check

☐

[Redacted]

Receipt No. 1738

Tenant [redacted]

Date 4-22-74

Apt. No. [redacted] Address 2527 O.P.

b6

Apt. Rent _____ to _____ \$ _____

b7C

Security _____ \$ 250 00

Deposit _____ \$ _____

Other _____ \$ _____

[redacted]

Total Amount Received \$ 250 00

Cash ☐ Check ☒

No. of Rooms

3 1/2

Applicants Must Submit W-2 Forms

Apt. No.

[Redacted]

Bldg. No.

2727 O.P.

1 yr. lease 250.00 Rent
May 15, 1974 250.00 Security

Date

4/22/74

Dep.

250.00

(Not Less than One Month's Rent)

Bal. Mos. Rent

APPLICATION FOR APARTMENT

1 Mos. Security 250.00

5.00 K. 11)

SOCIAL SECURITY #

[Redacted]

1. Name

[Redacted]

Age

[Redacted]

2. Present Address

[Redacted]

N.Y.

Phone No

[Redacted]

3. Business or Employer (firm name)

[Redacted]

Income

[Redacted]

Address

[Redacted]

N.Y.

E+T+H

Position

[Redacted]

Position Held Since

7/1/73

Phone No

[Redacted]

4. Present Landlord

[Redacted]

Address

[Redacted]

Present Rent: 210

How long a tenant?

10 MONTHS

Reason for moving

CHANGE OF JOBS

5. Previous Landlord

S/A

Address

[Redacted]

How long a tenant?

S/A

Reason for moving

[Redacted]

6. References:

a) Name

[Redacted]

Address

[Redacted]

Any Relationship

NO

Yes or No

b) Name

[Redacted]

Address

11

Any Relationship

NO

Yes or No

c) Name

[Redacted]

Address

11

Any Relationship

NO

Yes or No

7. Bank

CHASE MANHATTAN

Branch

FOTTEST

AVE

Address

FOTTEST AVE S.I. NY

Acct. in name of

[Redacted]

8. Do you own a car. YES

License No.

[Redacted]

Do you require a garage

NO

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name:

[Redacted]

Relationship

Name:

[Redacted]

Relationship

WIFE

Name:

[Redacted]

Relationship

Children

Name:

[Redacted]

Relationship

Age

Sex

Name:

[Redacted]

Relationship

Age

Sex

In case of emergency - notify

[Redacted]

Recommended By Friend

[Redacted]

Name

[Redacted]

Applicant

Agent

WILL NOT BE REFUNDED X

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

[Redacted]

b6
b7C

b6
b7C

b6
b7C

b6
b7C

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from

the Landlord, Apartment [] on the [] floor in premises No. 2727 Ocean Parkway
Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only

by the Tenant and his own family and not otherwise, for the term of One years, commencing
May 1st, 1974, and terminating April 30th, 1975 unless sooner

terminated as hereinafter provided, at the annual rental of \$ 3000.00 . payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 250.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease.(unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building on or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises be closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereunder and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 250.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt No 3739

Tenant Date 2/24/74

Apt. No. Address 27 27 Ocean Parkway

Apt. Rent MARCH 1 to April 1 \$ 190.00

Security.....\$

Deposit.....\$

Other Key Deposit \$ 5.00

Received Total Amount Received \$ 195.00

Cash ☐

Check ☒

b6
b7C

Receipt **No 3738**

Tenant Date 2/22/78

Apt. No. Address 27 27 O.P.

Apt. Rent _____ to _____ \$ _____

b6
b7C

Security _____ \$ _____

Deposit _____ \$ 190.00

Other _____ \$ _____

Rece Total Amount Received \$ _____

Cash ☐

Check ☒

1 A/C APT [] 2 year lease 190 Rent 190 Security 5 Key Deposit

Lease to start March 1, 1974
Lease to end Feb 28, 1976

Agreement of Lease made the 22nd day of February, 1974, between
Lincoln Shore Apartments

the Landlord, and
as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 2727 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **March 1st, 1974**, and terminating **February 28th, 1976** unless sooner terminated as hereinafter provided, at the annual rental of \$ **2280.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **190.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against all and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ **190.00 + \$5.00 Key Deposit** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt No. 1731

Tenant

Date

4-3-74

Apt. No.

Address

2727 Ocean Pkwy

Apt. Rent

\$315.00

to

\$

Security

\$

315.00

Deposit

\$

Other

Keys

\$

5.00

Rec

Total Amount Received

\$

320.00

Cash ☐

Check ☐

Receipt No. 1729

Tenant

Date

3-31-74

Apt. No.

Address

2727 OCEAN PKW.

Apt. Rent

_____ to _____

\$

Security

\$

315 00

Deposit

\$

Other

\$

Re

Total Amount Received

\$

315 00

Cash ☐

Check ☒

b6
b7C

RE-RENT ORDER

DATE:

4/10/74

APT. ☐

ROOMS

4 1/2

BLDG.

Lincoln Shore

b6
b7c

APPROVED RENTAL:

\$ 315.00

OLD TENANT VACATING:

AVAILABLE FOR:

PREVIOUS RENTAL \$ 257.60

APT. RENT (Based on comparable apt(s).

Rented 7/16/71-8/14/71)

\$.

ADDRESS

APT. #

\$

ADDRESS

APT. #

\$

ADDRESS

APT. #

\$

Average Rent Comp. Apts. (\$)

ADD: 5% (Taxes & Operating Costs)

TOTAL BASE RENT

APT. MARKET VALUE

Garage/Services to be added:

Garage.....

Equipment:

Pool/Other:

TOTAL APPROVED RENTAL:

315.00

IMPT.: If Total Approved Rental (after garage/or additional services are added) is below apartment MARKET VALUE, apartment must be rented "as is" and tenant must be charged for painting, if desired. (This clause must be included in lease.)

Are we charging for painting? Yes ☐ No ☐

Apartment Last Painted

Amt. \$

Remarks:

A/S C C.

APPROVED BY:

DATE RENTED:

No. of Rooms 4 1/2 Applicants Must Submit W-2 Forms

Date 3-31-74

Apt. No. [Redacted]

Dep. [Redacted]
(Not Less than One Month's Rent)

Bldg. No. 2727 Ocean Pkwy

Bal. Mos. Rent 315.00

APPLICATION FOR APARTMENT

1 Mos. Security 315.00

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] Age [Redacted]
2. Present Address [Redacted] Bklyn N.Y. Phone No. [Redacted]
3. Business or Employer (firm name) [Redacted] Income: [Redacted] or more
- Address [Redacted]
- Position [Redacted] Position Held Since 2/73 Phone No. [Redacted]
4. Present Landlord [Redacted] Address [Redacted] Present Rent: 1169.00
- How long a tenant? 16 years Reason for moving Larger quarters desired
5. Previous Landlord [Redacted] Address [Redacted]
- How long a tenant? [Redacted] Reason for moving [Redacted]
6. References:
- a) Name [Redacted] Address [Redacted] Any Relationship YES
Yes or No [Redacted]
- b) Name [Redacted] Address [Redacted] Any Relationship NO
Yes or No [Redacted]
- c) Name [Redacted] Address [Redacted] Any Relationship NO
Yes or No [Redacted]
7. Bank WILLIAMS BURG Branch 86th Branch
- Address [Redacted] Act in name of [Redacted]
8. Do you own a car YES License No. [Redacted] Do you require a garage YES
Yes or No [Redacted] Yes or No [Redacted]
9. Intended occupants of apartment

Adults

Name: [Redacted] Relationship FATHER

Name: [Redacted] Relationship MOTHER

Name: [Redacted] Relationship SON

Children

Name: NONE Relationship [Redacted] Age [Redacted] Sex [Redacted]

Name: [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]

Newspaper N.Y. Times

Name [Redacted]

Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

Signed by [Redacted]

1-MONTHS RENT \$315.00
STARTS MAY 1ST 1974 1-MONTHS SECURITY \$315.00
\$630.00

b6
b7c

Agreement of Lease made the 10th day of April, 1974, between
Lincoln Shore Apartments the Landlord, and
[] and [] and Howard Wachtler as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from
the Landlord, Apartment [] on the [] floor in premises No. 2727 Ocean Parkway
Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only
by the Tenant and his own family and not otherwise, for the term of Two years, commencing
May 1st, 1974, and terminating April 30th, 1976 unless sooner
terminated as hereinafter provided, at the annual rental of \$ 3780.00 payable at the office of the
landlord or such place as it may designate, in equal monthly installments of \$ 315.00 each in
advance on the first day of each calendar month during the term hereof, the first of said installments to be
paid on the signing of this lease. (unless this lease be a renewal).

Occupancy

Term

Rent

Rent
503

HERE

It is expressly understood that the said premises are also leased upon the following terms and conditions:

Payment of
Rent

Repairs and
Alterations

LEASE BOOK
SPLIT RENTAL
GARAGE BOOK
KARDEX
PLATE
CARD

Liability
and Property
Damage

Entry to
Apartment

Security

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 315.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

Signs

Assignment

Fire
Clause

Fire
Damage

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

OCEAN

TERACE

Receipt No. 2899

Tenant Amt. \$ 5 = Date 3/2/74

Apt. No. Street Address 2650 Ocean Pkwy BROOKLYN, NY b6
b7C

Apartment rent from DEPOSIT FOR APT. KEYS Security \$ 1

Cash ☐

Check ☐

received payment

(Amount)

(Agent)

Receipt No. 2898

Tenant

[Redacted]

Amt. \$ 370 = Date 3/12/74

b6
b7C

Apt. No.

[Redacted]

Street Address

2650 OCEAN PKWY. BROOKLYN N.Y.

Apartment rent from

APRIL 1/74

to

APRIL 30/74

Security \$

Cash

☒

Check

☐

[Redacted]

Received payment

[Redacted]

THREE HUNDRED SEVENTY DOLLAR

(Amount)

Receipt

2897

b6

b7C

Tenant

Amt. \$ 100 Date MARCH 10

Apt. No.

Street Address

2650 OCEAN PKWY. BROOKLYN

Apartment rent from

APRIL 1/74

to

APRIL 30/74

Security \$

Cash



Check



Received payment

ONE HUNDRED DOLLARS

(Amount)

No. of Rooms

2 1/2

Applicants Must Submit W-2 Forms

Date

3/10/74

Apt. No.

[Redacted]

MONTHLY RENT \$230. = FIRST YEAR \$100. =
" 240. = 2ND YEAR \$130. =
(Not Less than One Month's Rent)

Bldg. No.

0. TERRACE

APPLICATION FOR APARTMENT

Bal. Mos. Rent

"240. =

1 Mos. Security

SOCIAL SECURITY #

[Redacted]

1. Name

[Redacted]

Age

[Redacted]

2. Present Address

[Redacted]

Phone No.

[Redacted]

3. Business or Employer (firm name)

[Redacted]

Income:

[Redacted]

Address

[Redacted]

BK NY

Position

[Redacted]

Position Held Since

Feb 71

Phone No.

[Redacted]

4. Present Landlord

[Redacted]

Address

[Redacted]

BK

Present Rent:

210

How long a tenant?

1 yr

Reason for moving

5. Previous Landlord

[Redacted]

[Redacted]

Address

[Redacted]

How long a tenant?

3 yr

Reason for moving

Relocation

6. References:

a) Name

[Redacted]

Address

[Redacted]

Relationship

NO

b) Name

[Redacted]

Address

[Redacted]

Any Relationship

Yes

c) Name

[Redacted]

Address

[Redacted]

Any Relationship

OK

Yes or No

NO

7. Bank

Williamsburg

Branch

Main

Address

[Redacted]

Acct. in name of

[Redacted]

8. Do you own a car

NO

License No.

[Redacted]

Do you require a garage

NO

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name:

[Redacted]

Relationship

Name:

[Redacted]

Relationship

Name:

[Redacted]

Relationship

Children

Name:

[Redacted]

Relationship

Age

Sex

Name:

[Redacted]

Relationship

Age

Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Name

Agent

Applicant

DEPOSITS WILL NOT BE REFUNDED

Signed by

[Redacted]

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

APT. ☐

FIRST YEAR MONTHLY RENT \$ 230. =
SECOND " " " 240. =
1 MONTH SECURITY " 240. =

Agreement of Lease made the 25th day of March 1974 between

Ocean Terrace

the Landlord, and
as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment ☐ on the ☐ floor in premises No. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing April 1st, 1974 and terminating March 31st, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ See Clause 41 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ See Clause 41 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 240.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt No. 2911

Tenant

b6
b7C

Amt. \$

395

Date

5/1/74

Apt. No.

Street Address

2650 OCEAN DRIVE BLYNN, NJ

Apartment rent from

MAY 15/74 to JUNE 14/74

Security \$

310

Cash

☐

Check

☒

M.O.

Received payment

THREE HUNDRED NINETY FIVE DOLLARS

(Amount)

No. of Rooms 2 1/2
Apt. No. [redacted]
Bldg. No. O. TERRACE

Applicants Must Submit W-2 Forms
OK for 5/15/74

Date 4-28/74
Dep. # 25.-
(Not Less than One Month's Rent)
Bal. Mos. Rent # 185.-
1 Mos. Security # 210.-

APPLICATION FOR APARTMENT

1. Name [redacted] Age [redacted]
2. Present Address [redacted] Brooklyn NY Phone No. [redacted]
3. Business or Employer (firm name) [redacted] Income: [redacted]
Address [redacted]
Position [redacted] Position Held Since 2 yrs. 6 mos. Phone No. [redacted]
4. Present Landlord PARENTS Address [redacted] Present Rent: [redacted]
How long a tenant? [redacted] Reason for moving Want my own apartment
5. Previous Landlord [redacted] Address [redacted]
How long a tenant? [redacted] Reason for moving [redacted]
6. References:
a) Name [redacted] Address [redacted] Any Relationship NO
Yes or No NO
b) Name [redacted] Address [redacted] Any Relationship NO
Yes or No NO
c) Name [redacted] Address [redacted] Any Relationship NO
Yes or No NO
7. Bank NEW YORK BANK for Savings Branch BROADWAY NYC
Address [redacted] Acct. in name of [redacted]
8. Do you own a car YES License No. [redacted] Do you require a garage NO
Yes or No Yes or No
9. Intended occupants of apartment

Adults
Name: myself Relationship [redacted]
Name: [redacted] Relationship [redacted]
Name: [redacted] Relationship [redacted]

Children
Name: [redacted] Relationship [redacted] Age [redacted] Sex [redacted]
Name: [redacted] Relationship [redacted] Age [redacted] Sex [redacted]

In case of emergency - notify [redacted] [redacted] [redacted]

Recommended By Friend [redacted]
Newspaper New York Times Name [redacted]

Agent [redacted] Applicant [redacted]

DEPOSITS WILL NOT BE REFUND

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by [redacted]

ALLOWED

4/29/74
OK for
5/15/74

b6
b7C

b6
b7C

b6
b7C

APT. ☐ - MONTHLY RENT \$ 210. =
SECURITY " 210. =
2 YEARS LEASE FROM MAY 15/74
Agreement of Lease made the 3rd day of May, 1974, between
Ocean Terrace the Landlord, and
☐ as Tenant.

b6
b7c

Occupancy **Term** **Rent**
Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord. Apartment ☐ on the ☐ floor in premises No. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing May 1st, 19 74 and terminating April 30th, 19 76 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2520.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 210.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

Payment of Rent
1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

Repairs and Alterations
2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage
3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

Entry to Apartment
4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

Security
5. The Tenant has deposited with Landlord the sum of \$ 210.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

Signs
6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

Assignment
7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

Fire Clause
8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

Fire Damage
9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt NO 2905

Tenant

[Redacted]

Amt.

\$25.00

Date

5/23/74

b6

b7C

Apt. No.

[Redacted]

Street Address

2650 UGAR HAVEN - BREA, CA 92606

Apartment rent from

MAY 15/74 to JUNE 14/74

Security \$

Cash

☒

Check

☐

[Redacted]

ed payment

[Redacted]

TWENTY FIVE AND 00/100 DOLLARS

(Amount)

(Agent)

APT. [] MONTHLY RENT \$ 220 = U.L.
SECURITY " 220 = U.L.
1 YEAR LEASE FROM JUNE 1/74 U.L.

b6
b7c

Agreement of Lease made the 7th day of May, 1974, between
Ocean Terrace [] the Landlord, and
[] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from
the Landlord, Apartment [] on the [] floor in premises No. 2650 Ocean Parkway
Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only
by the Tenant and his own family and not otherwise, for the term of One years, commencing
June 1st, 1974, and terminating May 31st, 1975 unless sooner
terminated as hereinafter provided, at the annual rental of \$ 2640.00, payable at the office of the
landlord or such place as it may designate, in equal monthly installments of \$ 220.00 each in
advance on the first day of each calendar month during the term hereof, the first of said installments to be
paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

**Payment of
Rent**

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

**Repairs and
Alterations**

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord. All alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

**Liability
and Property
Damage**

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

**Entry to
Apartment**

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

Security

5. The Tenant has deposited with Landlord the sum of \$ 220.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of the Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

Signs

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

Assignment

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

**Fire
Clause**

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

**Fire
Damage**

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt No 2916

Tenant

[Redacted]

Amt.

\$ 390

Date

5/6/74

b6

b7C

Apt. No.

[Redacted]

Street Address

2650 OCEAN PARK, BROOKLYN

Apartment rent from

JUNE 1/74

to

JUNE 30/74

Security

\$ 200

Cash

☒

Check

☐

[Redacted]

Received payment

[Redacted]

THREE HUNDRED NINETY DOLLARS

(Amount)

Receipt No.

2913

Tenant

Amt. \$ 50 =Date 5/1/74

b6

b7C

Apt. No.

Street Address

2650 UEN HUN BLVD, BAYN, N.Y.

Apartment rent from

JUNE 1/74

to

JUNE 30/74

Security \$

-

Cash

☒

Check

☐

Received

FIFTY DOLLARS

(Amount)

Receipt No. 2917

Tenant Amt. \$ 5.00 Date 5/6/74

Apt. No. Street Address 250 W. 14th St. BROoklyn

b6
b7C

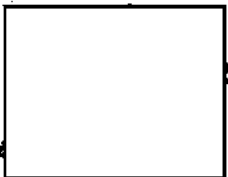
Apartment rent from MAY 1/74 to dep. for apt. fee Security \$ 100

Cash ☒

Check ☐

Received payment

FIVE DOLLARS
(Amount)



Receipt NO 2895

b6

b7C

Tenant

[Redacted]

Amt.

\$570-

Date

3/7/74

Apt. No

[Redacted]

Street Address

2650 Ocean Park Blvd

Apartment rent from

APRIL 1/74

to

APRIL 3/74

Security

\$300-

Cash

☒

Check

☐

[Redacted]

Received payment

[Redacted]

FIVE HUNDRED SEVENTY DOLLARS

(Amount)

(Agent)

Receipt No. 2896

Tenant Amt. \$ 5 — Date 3/7/74

Apt. No. Street Address 2650 WERN PKWY. BLYE b6
b7C

Apartment rent from DEPOSIT FOR APT KEEP Security \$

Cash ☒

Check ☐

Recei



FIVE DOLLARS

(Amount)

nt)

Receipt No. 2894

Tenant Amt. \$100 Date 3/3/74

b6
b7C

Apt. No. Street Address 3652 Ocean Drive, Bayside, NY

Apartment rent from APRIL 1/74 to APRIL 30/74 Security \$

Cash ☐

Check ☒

Received payment

ONE HUNDRED DOLLAR
(Amount)

APT. [] - MONTHLY RENT \$ 330. = FIRST YEAR
MONTHLY RENT \$ 340. = SECOND YEAR
SECURITY \$ 340. =
2 YEARS LEASE FROM APRIL 1/74

Agreement of Lease made the 5th day of March, 1974, between
Ocean Terrace the Landlord, and [] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing April 1st, 1974, and terminating March 31st, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ See Clause 41 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ See Clause 41 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

Payment of Rent

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

Repairs and Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises be closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

Entry to Apartment

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

Security

5. The Tenant has deposited with Landlord the sum of \$ 340.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

Signs

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

Assignment

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

Fire Clause

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

Fire Damage

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt NO 2910

b6
b7C

Tenant

[Redacted]

mt. \$ 5.00 Date 5/1/74

Apt. No

[Redacted]

Street Address

2650 WILSON BLVD - BRIDGEVIEW, ILL.

Apartment rent from

DEPOSIT FOR APT. KEYS

to

Security \$

Cash

☐

[Redacted]

Check

☐

Received by

[Redacted]

FIVE AND 00/100 DOLLARS

(Amount)

Receipt No. 2909

b6
b7C

Tenant Amt. \$ 395⁰⁰ Date 5/1/74

Apt. No. Street Address 2650 OCEAN BLVD - BROOKLYN

Apartment rent from JUNE 1/74 to JUNE 30/74 Security \$

Cash ☐

Check ☒

Received payment

THREE HUNDRED NINETY FIVE DOLLARS

(Amount)

Receipt NO 2906

b6
b7C

Tenant Amt. \$ 305 = Date 6-28/74

Apt. No. Street Address 2650 OCEAN PKWY - BROOKLYN, NY

Apartment rent from JUNE 1/74 to JUNE 30/74 Security \$ 375 =

Cash ☐

Check ☒

Received payment

THREE HUNDRED NINE AND FIVE DOLLARS

(Amount)

APT. [] - MONTHLY RENT \$ 395. =
SECURITY 395. =

2 YEARS LEASE FROM JUNE 1/74

Agreement of Lease made the 1st day of May, 1974, between
Ocean Terrace [] and [] as Tenant.

b6
b7c

Occupancy

Term

Rent

HERE

Payment of Rent

Repairs and Alterations

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing June 1st, 1974, and terminating May 31st, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 4740.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 395.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.
2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.
3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other income or hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.
4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.
5. The Tenant has deposited with Landlord the sum of \$ 395.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.
7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.
8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.
9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

No. of Rooms 4 1/2
Apt. No. []
Bldg. No. 0. TERRACE

Applicants Must Submit W-2 Forms

OK for 6/1/74

Date 4/28/74
Dep. \$395.00
(Not Less than One Month's Rent)
Bal. Mos. Rent —
1 Mos. Security \$395.00

b6
b7C

APPLICATION FOR APARTMENT

- SOCIAL SECURITY # []
1. Name [] Age []
2. Present Address Bklyn 11230 Phone No. []
3. Business or Employer (firm name) [] Income: []
Address []
Position [] Position Held Since [] Phone No. []
4. Present Landlord [] Address [] Present Rent: 245
How long a tenant? 1 year Reason for moving larger quarters
5. Previous Landlord owned my home Address []
How long a tenant? 30 years Reason for moving Went to Manhattan
6. References:
a) Name [] Address [] Any Relationship no
b) Name [] Address [] Any Relationship Yes or No
c) Name [] Address [] Any Relationship Yes or No
7. Bank Chase Manhattan Branch 86
Address 86 St - 20 Ave Bklyn Act. in name of []
8. Do you own a car no License No. [] Do you require a garage no
Yes or No Yes or No
9. Intended occupants of apartment

b6
b7C

Name: [] Relationship Friend
Name: [] Relationship "
Name: [] Relationship []

Children

Name: [] Relationship [] Age [] Sex []
Name: [] Relationship [] Age [] Sex []

b6
b7C

In case of emergency - notify []

Recommended By Friend sign in front of bldg
Newspaper []

Agent [] Applicant []

DEPOSITS WILL NOT BE REFUND

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by []

No. of Rooms 4 1/2

Apt. No.

Bldg. No. 0. TERRACE

Applicants Must Submit W-2 Forms

Date 4/28/74

Dep. \$ 395.00
(Not Less than One Month's Rent)

Bal. Mos. Rent

1 Mos. Security \$ 395.00

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name Age
2. Present Address Phone No.
3. Business or Employer (firm name) Income:
Address B5142
Position Position Held Since 1962 Phone No.
4. Present Landlord Property Owner Address Present Rent:
How long a tenant? Reason for moving Sold my house
5. Previous Landlord Address
How long a tenant? Reason for moving
6. References:
 - a) Name Address Any Relationship NO
Yes or No
 - b) Name Address Any Relationship NO
Yes or No
 - c) Name Address Any Relationship NO
Yes or No
7. Bank West 40th St Savings Branch Ave. U & E, 17th BKlyn
Address Acct. in name of
8. Do you own a car yes License No. Do you require a garage yes
Yes or No Yes or No
9. Intended occupants of apartment

Adults

Name: Relationship
Name: Relationship
Name: Relationship

Children

Name: Relationship Age Sex
Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend Sign in front of building
Newspaper

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

Signed by

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Tenant

[Redacted]

Date

4/30/4786

b6
b7C

Apt. No.

[Redacted]

Address

7650 Ocean Pky.

Apt. Rent

to

\$

Security

\$

Deposit

Pay Deposit

\$

5.00

Other

\$

Received by:

[Redacted]

Total Amount Received

\$

5.00

Cash

☒

Check

☐

Receipt No. 2904

Tenant

[Redacted]

\$220 = Date 4/24/74

Apt. No.

[Redacted]

Street Address

2650 OCEAN PKWY - BROOKLYN

b6
b7C

Apartment rent from

MAY 1 / 74

to

MAY 31 / 74

Security \$

Cash

☐

Check

☐

4/24/74

Received payment

[Redacted]

TWO HUNDRED TWENTY DOLLARS

(Amount)

Receipt No. 2903

Tenant Amt. \$ 220 = Date 4/23/74

Apt. No. Street Address 2650 OCEAN PKWY. BLYN

Apartment rent from MAY 1/74 to MAY 31/74 Security \$ b6
b7C

Cash ☐

Check ☒

422.00
THAT HUNDRED TWENTY DOLLARS
(Amount)

Received pay

No. of Rooms 2 1/2

Apt. No.

Bldg. No. C. TERRACE

Applicants Must Submit W-2 Forms

OK for 5/1/74

Date 4/23/70

Dep. 220.

(Not Less than One Month's Rent)

Bal. Mos. Rent 220 -

1 Mos. Security 220

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

[illegible]

2. Present Address	Hicksville, N.Y. Phone No.
--------------------	----------------------------

3. Business or Employer (firm name) _____ Income: _____

Address Hicksville

Position _____ Position Held Since 1968 Phone No. _____

4. Present Landlord My house Address _____ Present Rent: _____

How long a tenant? _____ Reason for moving: Selling the House -

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving: _____

6. References:

a) Name	Address	Any Relationship <u>yes</u>
---------	---------	-----------------------------

b) Name	C. Address	Any Relationship <u>Yes</u>	Yes or No
---------	------------	-----------------------------	-----------

c) Name	Address	Age	Relationship	Yes or No
[REDACTED]	[REDACTED]	77.4	[REDACTED]	[REDACTED]

c) Name	Address	Any Relationship	Yes or No
W. J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.	None	
J. B. J.	1234 Main St.		

7. Bank National Bank of America Branch Greenville, N.C. 27801

Address: Highsmith Office Acct. in name of:

8. Do you own a car. yes License No. Do you require a garage no

	Yes or No	Yes or No
9. Intended occupants of apartment		

Adults

Name: _____ Relationship: _____

Name: _____ Relationship: _____

Name: _____ Relationship: _____

Children

Name: Relationship: Age: Sex:

Name:	Relationship	Age	Sex
For each of these			

in case of emergency - notify [redacted]

Recommended By Friend.....

Newspaper _____
 Name _____

Agent _____ Applicant _____

g

DEPOSITS WILL NOT BE REFUNDED

Signed by _____

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

APT. [] - MONTHLY RENT \$ 220 =
SECURITY " 220. =

2 YEARS LEASE FROM MAY 1/74

Agreement of Lease made the 25th day of April, 19 74, between
Ocean Terrace the Landlord, and
[] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from
the Landlord, Apartment [] on the [] floor in premises No. 2650 Ocean Parkway
Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only
by the Tenant and his own family and not otherwise, for the term of Two years, commencing
May 1st, 19 74, and terminating April 30th, 19 76 unless sooner
terminated as hereinafter provided, at the annual rental of \$ 2640.00 payable at the office of the
landlord or such place as it may designate, in equal monthly installments of \$ 220.00 each in
advance on the first day of each calendar month during the term hereof, the first of said installments to be
paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain therefrom, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 220.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sums which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

No. of Rooms

3 1/2

Applicants Must Submit W-2 Forms

Apt. No.

[Redacted]

Bldg. No.

OCEAN TERRACE

APPLICATION FOR APARTMENT

Date

Dep.

(Not Less than One Month's Rent)

Bal. Mos. Rent

1 Mos. Security

SOCIAL SECURITY #

[Redacted]

1. Name

[Redacted]

Age

[Redacted]

2. Present Address

[Redacted]

Phone No.

[Redacted]

3. Business or Employer (firm name)

[Redacted]

Income:

Address

[Redacted]

Position

[Redacted]

Position Held Since

1970

Phone No.

[Redacted]

4. Present Landlord

[Redacted]

Address

[Redacted]

Present Rent:

\$197

How long a tenant?

9 yrs.

Reason for moving

Building Income Co-op.

5. Previous Landlord

[Redacted]

Address

[Redacted]

How long a tenant?

Reason for moving

OWNED

6. References:

a) Name

[Redacted]

Address

[Redacted]

Any Relationship

Yes or No

b) Name

[Redacted]

Address

[Redacted]

Any Relationship

Yes or No

c) Name

[Redacted]

Address

[Redacted]

Any Relationship

Yes or No

7. Bank

Little River Bank of Florida

Branch

Maine, Fla

Address

[Redacted]

Acct. in name of

8. Do you own a car

Yes or No

License No.

[Redacted]

Do you require a garage

Yes or No

9. Intended occupants of apartment

Name:

[Redacted]

Relationship

myself

Name:

[Redacted]

Relationship

son

Name:

[Redacted]

Relationship

Children

Name:

[Redacted]

Relationship

Age

Sex

Name:

[Redacted]

Relationship

Age

Sex

In case of emergency - notify

[Redacted]

Recommended By Friend

Sister Jane is Building

Newspaper

Name

Agent

Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

[Redacted]

b6
b7C

b6
b7C

b6
b7C

b6
b7C

APT. - MONTHLY RENT \$ 275.^{xx}
SECURITY " 275. =
1 YEAR LEASE FROM FEB. 15/74
Agreement of Lease made the 28th day of January, 1974, between
Ocean Terrace the Landlord, and as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment on the floor in premises No. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of One years, commencing February 1st, 1974, and terminating January 31st, 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3300.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 275.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord. All alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, reptiles or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 275.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Receipt NO 2880

Tenant

[Redacted]

Amt. \$ 100.00 Date 1/27/74

Apt. No

[Redacted]

Street Address

650 OCEAN PARKY. BROOKLYN NY

Apartment rent from

FEB 15/74 to APRIL 1/74

Security \$

Cash

☐

Check

☒

[Redacted]

Received payment

[Redacted]

ONE HUNDRED 00/100 DOLLARS

(Amount)

Receipt NO. 2882

Tenant

b6

b7C

Amt. \$

Date

Apt. No.

Street Address

Apartment rent from

to

Security \$

Cash

☐

Check

☒

paym

FOUR HUNDRED FIFTY DOLLARS

(Amount)

Receipt No. 2883

Tenant

[Redacted]

Amt.

\$ 5.00

Date

12/27/74

Apt. No.

[Redacted]

Street Address

2650 GREEN PLAIN BROOKLYN N.Y.

Apartment rent from

DEPOSIT FOR APT. KEYS

Security \$

[Redacted]

Cash

☐

Check

☒

[Redacted]

payme

[Redacted]

FIVE 00/100 DOLLARS

(Amount)

No. of Rooms 2 1/2

Applicants Must Submit W-2 Forms

Date 1-28-74

Apt. No. [redacted]

Dep. [redacted]
(Not Less than One Month's Rent)

Bldg. No. O. TERRACE

Bal. Mos. Rent [redacted]

APPLICATION FOR APARTMENT

1 Mos. Security [redacted]

b6
b7C

SOCIAL SECURITY # [redacted]

1. Name [redacted] Age [redacted]

2. Present Address [redacted] Phone No [redacted]

3. Business or Employer (firm name) [redacted] Income: [redacted]

Address [redacted]

Position [redacted] Position Held Since [redacted] Phone No. [redacted]

4. Present Landlord [redacted] Address [redacted] Present Rent: \$277/3

How long a tenant? 1 1/2 years Reason for moving got a job in Brooklyn

5. Previous Landlord [redacted] Address [redacted]

How long a tenant? [redacted] Reason for moving [redacted]

6. References:

a) Name [redacted] Address [redacted] Any Relationship NO

Yes or No

b) Name [redacted] Address [redacted] Any Relationship YES

Yes or No

c) Name [redacted] Address Kings County Any Relationship NO

Yes or No

7. Bank National Branch Utica Ave.

Address Utica Ave. Acct. in name of [redacted]

8. Do you own a car yes License No. [redacted] Do you require a garage NO

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name: [redacted] Relationship [redacted]

Name: [redacted] Relationship [redacted]

Name: [redacted] Relationship [redacted]

Children

Name: [redacted] Relationship [redacted] Age [redacted] Sex [redacted]

Name: [redacted] Relationship [redacted] Age [redacted] Sex [redacted]

b6
b7C

In case of emergency - notify [redacted]

Recommended By Friend [redacted]

Newspaper [redacted]

Name [redacted]

Agent [redacted] Applicant [redacted]

DEPOSITS WILL NOT BE REFUNDED

Signed by [redacted]

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

APT. [] - MONTHLY RENT \$ 220 -
SECURITY 11 220 -
1 YEAR LEASE FROM FEB. 15/74
Agreement of Lease made the 31st day of January, 1974, between
Ocean Terrace [] the Landlord, and
[] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of One years, commencing February 1st, 1974, and terminating January 31st, 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2640.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 220.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the expiration of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building on steam pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 220.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

Occupancy
Term
Rent
Payment of Rent
Repairs and Alterations
LEASE BOOK
SPLIT RENTAL
GARAGE BOOK
KARDEX
PLATE
CARD
Liability and Property Damage
Entry to Apartment
Security
Signs
Assignment
Fire Clause
Fire Damage

b6
b7c

Receipt No. 2881

Tenant

[Redacted]

100 - Date JAN 23/74

Apt. No.

[Redacted]

Street Address

2650 OCEAN PKWY - BROOKLYN

Apartment rent from

FEB 15/74 MAR 14/74

Security \$

Cash

☐

Check

☒

[Redacted]

received payment

ONE HUNDRED DOLLARS

(Amount)

[Redacted]

b6

b7C

Receipt No. 2884

Tenant \$ 340 = Date JAN 30/74

Apt. No. Street Address 2650 OCEAN PKWY. BROOKLYN b6
b7C

Apartment rent from FEB. 15/74 to MARCH 14 Security \$220

Cash ☐

Check ☒

Received payment

THREE HUNDRED FORTY DOLLARS

(Amount)

(Agent)

Receipt NO 2885

Tenant Amt. \$ 5 ^x/₌ Date JAN 30/74

Apt. No. Street Address 2650 OCEAN PKWY BROOKLYN

Apartment rent from DEPOSIT FOR APT. KEYS to _____ Security \$ _____

Cash ☒
Check ☐

Received payment

(Amount)

(Agent)

Receipt No. 2892

Tenant

Amt. \$ 5.00 Date FEB 1974

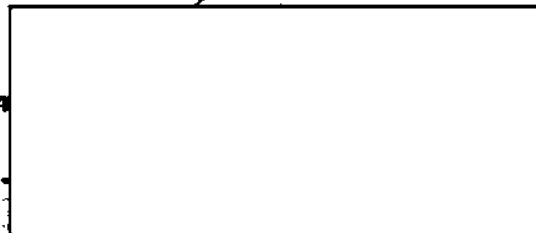
Apt. No. Street Address 2650 OCEAN PKWY. BROOKLYN, NY

Apartment rent from DEPOSIT FOR APT KEYS Security \$

Cash ☐
Check ☒

Received payment

FIVE AND 00/100 DOLLARS
(Amount)



Receipt No. 2890

Tenant Amt. \$ 400 = Date FEB 19/74

Apt. No. Street Address 2650 OCEAN PKWY. BROOKLYN b6
b7C

Apartment rent from MARCH 1/74 to MARCH 31/74 Security \$ 2.25

Cash ☐

Check ☒

Received by

FIVE HUNDRED DOLLARS

(Amount)

Receipt No. 2889

Tenant  Amt. \$ 50^{xx} Date 2/17/74

Apt. No.  Street Address 2650 OCEAN BLVD. BROOKLYN NY b6 b7C

Apartment rent from... MARCH 1/74 to MARCH 3/74 Security \$ —

Cash ☐

Check ☒

Received payment

FIFTY AND 00/100 DOLLARS
(Amount)



No. of Rooms 2 1/2

Applicants Must Submit W-2 Forms

Date 2/17/74

Apt. No.

MONTHLY RENT. \$ 225. =
SECURITY 4 225. =

Dep.
(Not Less than One Month's Rent)

Bldg. No. OCEAN TERRACE 1 YEAR LEASE FROM

Bal. Mos. Rent

APPLICATION FOR APARTMENT 3/1/74

1 Mos. Security

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income

Address NYC

Position Position Held Since 1972 Phone No.

4. Present Landlord Living with Parents Address Present Rent

How long a tenant? Reason for moving want my own apt.

5. Previous Landlord Address

How long a tenant? Reason for moving

6. References:

a) Name Address Any Relationship Yes or No

b) Name Address Any Relationship Yes or No

c) Name Address Any Relationship Yes or No

7. Bank Fifth National City Branch Church & McDonald Aves.

Address Acct. in name of myself

8. Do you own a car License No. Do you require a garage

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name: myself only Relationship

Name: Relationship

Name: Relationship

Children

Name: Relationship Age Sex

Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Name

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

b6
b7C

b6
b7C

b6
b7C

APT. ☐ - MONTHLY RENT \$ 225 =
SECURITY \$ 225 =
1 YEAR LEASE FROM MARCH 1/74

Agreement of Lease made the 20th day of February 1974 between
Ocean Terrace the Landlord, and
☐ as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from
Occupancy the Landlord, Apartment ☐ on the ☐ floor in premises No. 2650 Ocean Parkway
Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only
Term by the Tenant and his own family and not otherwise, for the term of One years, commencing
March 1st, 1974, and terminating February 28th, 1975 unless sooner
Rent terminated as hereinafter provided, at the annual rental of \$ 2700.00 payable at the office of the
landlord or such place as it may designate, in equal monthly installments of \$ 225.00 each in
advance on the first day of each calendar month during the term hereof, the first of said installments to be
paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

Payment of Rent 1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

Repairs and Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all pipes, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

Entry to Apartment

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

Security

5. The Tenant has deposited with Landlord the sum of \$ 225.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

Signs

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

Assignment

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

Fire Clause

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

Fire Damage

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

No. of Rooms 2 1/2 Applicants Must Submit W-2 Forms Date 2/17/74
Apt. No. [] MONTHLY RENT. \$ 225.- Dep. []
SECURITY " 225.- (Not Less than One Month's Rent)
Bldg. No. OCEAN TERRACE 1 YEAR LEASE FROM Bal. Mos. Rent []
APPLICATION FOR APARTMENT 3/1/74 1 Mos. Security []

SOCIAL SECURITY # [] Age []
1. Name []
2. Present Address [] Phone No. []
3. Business or Employer (firm name) [] Income []
Address [] NYC
Position [] Position Held Since 1972 Phone No. []
4. Present Landlord Living with Parents Address [] Present Rent: []
How long a tenant? [] Reason for moving want my own apt.
5. Previous Landlord [] Address []
How long a tenant? [] Reason for moving []
6. References:
a) Name [] Address [] Any Relationship [] Yes or No []
b) Name [] Address [] Any Relationship [] Yes or No []
c) Name [] Address [] Any Relationship [] Yes or No []
7. Bank First National City Branch Church & McDonald Aves.
Address [] Acct. in name of myself
8. Do you own a car [] License No. [] Do you require a garage [] Yes or No []
9. Intended occupants of apartment

Adults
Name: myself only Relationship []
Name: [] Relationship []
Name: [] Relationship []
Children
Name: [] Relationship [] Age [] Sex []
Name: [] Relationship [] Age [] Sex []
In case of emergency - notify []
Recommended By Friend []
Newspaper []
Name []
Agent [] Applicant []

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by []

Receipt No. 2886

Tenant

[Redacted]

Amt. \$

290

Date

1/31/74

Apt. No.

[Redacted]

Street Address

2650 OCEAN PKWY BROOKLYN

b6

b7C

Apartment rent from

FEB. 15/74

MAR. 14/74

Security \$

Cash

☐

Check

☒

[Redacted]

Received payment

TWO HUNDRED NINETY DOLLARS

(Amount)

[Redacted]

Receipt No. 2888

Tenant [redacted] Amt. \$ 0 = Date 2/6/

Apt. No. [redacted] Street Address 265 OCEAN PKWY. BROOKLYN A. b6 b7C

Apartment rent from DEPOSIT FOR APT KEY to Security \$

Cash ☐

Check ☒

[redacted] ed payme

FIVE AND 00/100 DOLLAR

(Amount)

Receipt No.

2887

Tenant

Amt. \$ 290 = Date 2/6/74

Apt. No.

Street Address 2653 OCEAN PKWY BROOKLYN NY

Apartment rent from FEB 15/74 to MARCH 11/74 Security \$ 250

Cash ☐

Check ☒



Received payment



TWO HUNDRED NINETY DOLLARS

(Amount)

No. of Rooms

3 1/2

Applicants Must Submit W-2 Forms

Date

2/1/1974

Apt. No.

1 YEAR LEASE FROM 2/15/74

Dep.

(Not Less than One Month's Rent)

Bldg. No.

OCEAN TERRACE

Bal. Mos. Rent

APPLICATION FOR APARTMENT

1 Mos. Security

SOCIAL SECURITY #

1. Name

Age

2. Present Address

Phone No.

3. Business or Employer (firm name)

Income

Address

BROOKLYN

Position

Position Held Since

FEB '74

Phone No.

4. Present Landlord

Address

Present Rent: \$185.00 + ut. l.

How long a tenant? 2 yrs. 6 mos.

Reason for moving RELOCATION TO N.Y.C.

5. Previous Landlord

Address

How long a tenant? 1 yr. 4 mos.

Reason for moving

OWED MARRIAGE

6. References:

a) Name

Address

Any Relationship

Yes or No

b) Name

Address

Relationship

Yes or No

c) Name

Address

Any Relationship

Yes or No

7. Bank

AMERICAN NATIONAL

Branch

13 N. CENTRAL CHASE

MD + NORTH AVE.

Address

NORTH AVE, BALTO, MD.

Acct. in name of

SELF

8. Do you own a car

YES

License No.

Do you require a garage

?

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name

Relationship

Name

Relationship

Name

Relationship

Children

Name

Relationship

Age

Sex

Name

Relationship

Age

Sex

In case of emergency - notify

Recommended By Friend

EMPLOYEES

Newspaper

Name

Agent

Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

b6
b7C

b6
b7C

b6
b7C

APT. ☐ - MONTHLY RENT \$ 290.00 =
SECURITY 290.00 =
1 YEAR LEASE FROM FEB. 15/74

Agreement of Lease made the 4th day of February, 1974, between
Ocean Terrace the Landlord, and
☐ as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment ☐ on the ☐ floor in premises No. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of One years, commencing February 1st, 1974, and terminating January 31st, 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3480.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 290.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

Payment of Rent

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

Repairs and Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any fire or explosion of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain therefrom, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

Entry to Apartment

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

Security

5. The Tenant has deposited with Landlord the sum of \$ 290.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

Signs

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

Assignment

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

Fire Clause

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

Fire Damage

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

DATE:

b6
b7C

AVAILABLE FOR:

APT. RENT (Based on comparable apt(s).
Rented 7/16/71-8/14/71) \$.

Average Rent Comp. Apts. (\$)

TOTAL BASE RENT	.
-----------------	---

APT. MARKET VALUE	.
-------------------	---

Pool/Other: _____

TOTAL APPROVED RENTAL:	290.00
------------------------	--------

IMPT.: If Total Approved Rental (after garage/or additional services are added) is below apartment MARKET VALUE, apartment must be rented "as is" and tenant must be charged for painting, if desired. (This clause must be included in lease.)

Are we charging for painting? Yes ☐ No ☐
Apartment Last Painted Amt.\$

Remarks: 60 Day Clause

APPROVED BY:

DATE RENTED: _____

② Green Case 5/15/74

Applicants Must Submit W-2 Forms

No. of Rooms 4 1/2

Apt. No. 244 Leonard 255-1st

Bldg. No. 8700-25th AVE

Date 4/29/74

Dep. 520.00

(Not Less than One Month's Rent)

Bal. Mos. Rent

1 Mos. Security

APPLICATION FOR APARTMENT

b6
b7C

SOCIAL SECURITY #

1. Name

2. Present Address

3. Business or Employer (firm name)

Address

Position

Position Held Since

4. Present Landlord

How long a tenant? 3 years

Reason for moving JOB TRANSFER

5. Previous Landlord

How long a tenant? 3 years

Reason for moving JOB TRANSFER

6. References:

a) Name

Address

Relationship

Yes or No

b) Name

Address

Relationship

Yes or No

c) Name

Address

Relationship

Yes or No

7. Bank

Address

Branch

8. Do you own a car

Yes or No

License No.

Waiting for plates

Do you require a garage

Yes or No

9. Intended occupants of apartment

Name

Relationship

Name

Relationship

Name

Relationship

Name

Relationship

Age

Sex

Name

Relationship

Age

Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

b6
b7C

We have
8 Vacancies
in this Bldg
now.

We have ⁸ Engineers
in Apt

Agreement of Lease made the 1st day of May, 1974, between
Chelsea Hall and [redacted] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [redacted] on the [redacted] floor in premises No. 8700 25th Avenue Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing May 1st, 1974, and terminating April 30th, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ See Clause 41 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ See Clause 41 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

It is expressly understood that the said premises are also leased upon the following terms and conditions:

1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises be closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereby, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.

5. The Tenant has deposited with Landlord the sum of \$ 260.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

DATE :

APT. ROOMS 4 BLDG. Chelsea Hall

APPROVED RENTAL: ~~_____~~ **SPLIT** ~~_____~~ **\$ 260.00**

AVAILABLE FOR:

APT. RENT (Based on comparable apt(s).
Rented 7/16/71-8/14/71) \$.

ADDRESS	APT. #	\$
---------	--------	----

ADDRESS APT. # \$

ADDRESS APT. # \$

Average Rent Comp. Apts. (\$)

ADD: 5% (Taxes & Operating Costs)

TOTAL BASE RENT

APT. MARKET VALUE

Garage/Services to be added:

Garage.....

Equipment:

Pool/Other: _____

TOTAL APPROVED RENTAL:

IMPT.: If Total Approved Rental (after garage/or additional services are added) is below apartment MARKET VALUE, apartment must be rented "as is" and tenant must be charged for painting, if desired. (This clause must be included in lease.)

Are we charging for painting? Yes ☐ No ☐
Apartment Last Painted Amt.\$

Remarks: A/S CC.

APPROVED BY:

DATE RENTED: _____

Daycare base 4/15/73 - 225-230,

No. of Rooms 3

Applicants Must Submit W-2 Forms

Apt. No.

Bldg. No. 8700-25th Ave

Date 4/4/73

Dep. 460.⁰⁰

(Not Less than One Month's Rent)

1 Mos. Rent 225.⁰⁰

1 Mos. Security 230.⁰⁰

APPLICATION FOR APARTMENT

b6
b7C

SOCIAL SECURITY #

1. Name

Age YRS

2. Present Address

Phone No.

3. Business or Employer (firm name)

Income:

Address

Position

Position Held Since ABOUT 10 YRS

Phone No.

4. Present Landlord SAME AS ABOVE

Address

Present Rent: 250.⁰⁰ MO,

How long a tenant? 5 YRS -

Reason for moving WANT OWN APT. OWN

5. Previous Landlord LIVED WITH PARENTS

Address

How long a tenant? ALL MY LIFE

Reason for moving

6. References:

a) Name

Address

Any Relationship NO

Yes or No

b) Name

Address

Any Relationship NO

Yes or No

c) Name

Address

Any Relationship NO

Yes or No

7. Bank

Branch

Address

Acct. in name of

8. Do you own a car NO License No.

Yes or No

Do you require a garage NO

Yes or No

9. Intended occupants of apartment

Adults

Name:

Relationship HUSBAND

Name:

Relationship WIFE

Name:

Relationship

Children

Name:

Relationship

Age

Sex

Name:

Relationship

Age

Sex

b6
b7C

In case of emergency - notify

Recommended By Friend ADV. OUTSIDE OF BUILDING

Signature

Agent

Applicant

DEPOSITS WILL NOT BE REFUNDED

No employee of the landlord or of the landlord's agent is permitted to receive any fee or commission for the renting or reservation of apartments. Applicant represents that he has made no such payment in connection with this application.

Signed by

Receipt

1107

Tenant

Date

4/15/74

Apt. No.

Address

8700 - 25th Ave Bklyn, N.Y.

Apt. Rent

4/15

to

5/15

\$ 112.50
\$ 112.50

Security

\$ 230.00

Deposit

\$ 460.00

Other

K. 12.

\$ 5.00

Receive

Total Amount Received

\$ 460.00

Cash



Check



b6

b7c

b6
b7C

Occupancy

Term

SECRET

Rider
SB

HERE

Payment of Rent

Repairs and Alterations

LEASE BOOK.

SPLIT RENTAL.

GARAGE BOOK.

KARDEX 5

PLATE 30

WARD 50

**Liability
and Property
Damage**

**Entry to
Apartment**

Security

5. The Tenant has deposited with Landlord the sum of \$ **230.00 + \$5.00 Key Deposit** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Sigmas

6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall use only such shades in the front windows as are approved by the Landlord.

Assignment

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

**Fire
Clause**

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

**Fire
Damage**

9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate notice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

FEDERAL BUREAU OF INVESTIGATION
FOI/PA
DELETED PAGE INFORMATION SHEET
FOI/PA# 1361327-0

Total Deleted Page(s) = 28

Page 1 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
Page 2 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
Page 3 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
Page 4 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
Page 5 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
Page 6 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
Page 7 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
Page 8 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
Page 9 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
Page 10 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
Page 11 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 397-398;
Page 12 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 397-398;
Page 13 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 397-398;
Page 14 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 397-398;
Page 16 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 17 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 18 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 19 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 20 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 21 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 22 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 23 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 24 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 25 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 26 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 27 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 28 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
Page 29 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;

XXXXXXXXXXXXXXXXXXXXXXXXXXXXX
X Deleted Page(s) X
X No Duplication Fee X
X For this Page X
XXXXXXXXXXXXXXXXXXXXXXXXXXXXX

UNITED STATES GOVERNMENT

Memorandum

RECEIVED 3

TO : Assistant Attorney General
Civil Rights Division

FROM : Director, FBI

AUG 20 6 53 PM '76
DATE: August 20, 1976
DEPT. OF JUSTICE
RECEIVED
ORON

DOCKETED

AUG 20 1976
CIVIL RIGHTS

SUBJECT: TRUMP MANAGEMENT CORPORATION;
NEW YORK, NEW YORK
DISCRIMINATION IN HOUSING

Reference is made to your memorandum dated July 27, 1976
(your file JSP:FES:PJB:saf). DJ 175-52-28
are two copies

There ~~is~~ enclosed ~~one copy~~ of the report of Special Agent JOHN JOSEPH QUINN
dated August 16, 1976 at NEW YORK

A. ☐ This covers the preliminary investigation and no further action concerning a full investigation will be taken by this Bureau unless the Department so directs.

~~XXXX~~ ☒ The investigation is continuing and you will be furnished copies of reports as they are received.

C. ☐ The investigation requested by you has now been completed. Unless advised to the contrary no further inquiries will be made by this Bureau.

D. ☐ Pursuant to instructions issued by the Department, no investigation will be conducted in this matter unless specifically directed by the Department.

E. ☐ Please advise whether you desire any further investigation.

F. ☐ This is submitted for your information and you will be advised of further developments.

G. ☐ This is submitted for your information and no further investigation will be conducted unless specifically requested by the Department.

H. ☐ This covers the receipt of a complaint and no further action will be taken by this Bureau unless the Department so directs.

Enc. (2)

DJ File
175-52-28
awb