FEDERAL BUREAU OF INVESTIGATION FOI/PA
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Page 85 ~ b6; b7C;

Page 86 ~ Referral/Consult;

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Page 88 ~ Referral/Consult;

Page 124 ~ b6; b7C;

Page 189 ~ b6; b7C;

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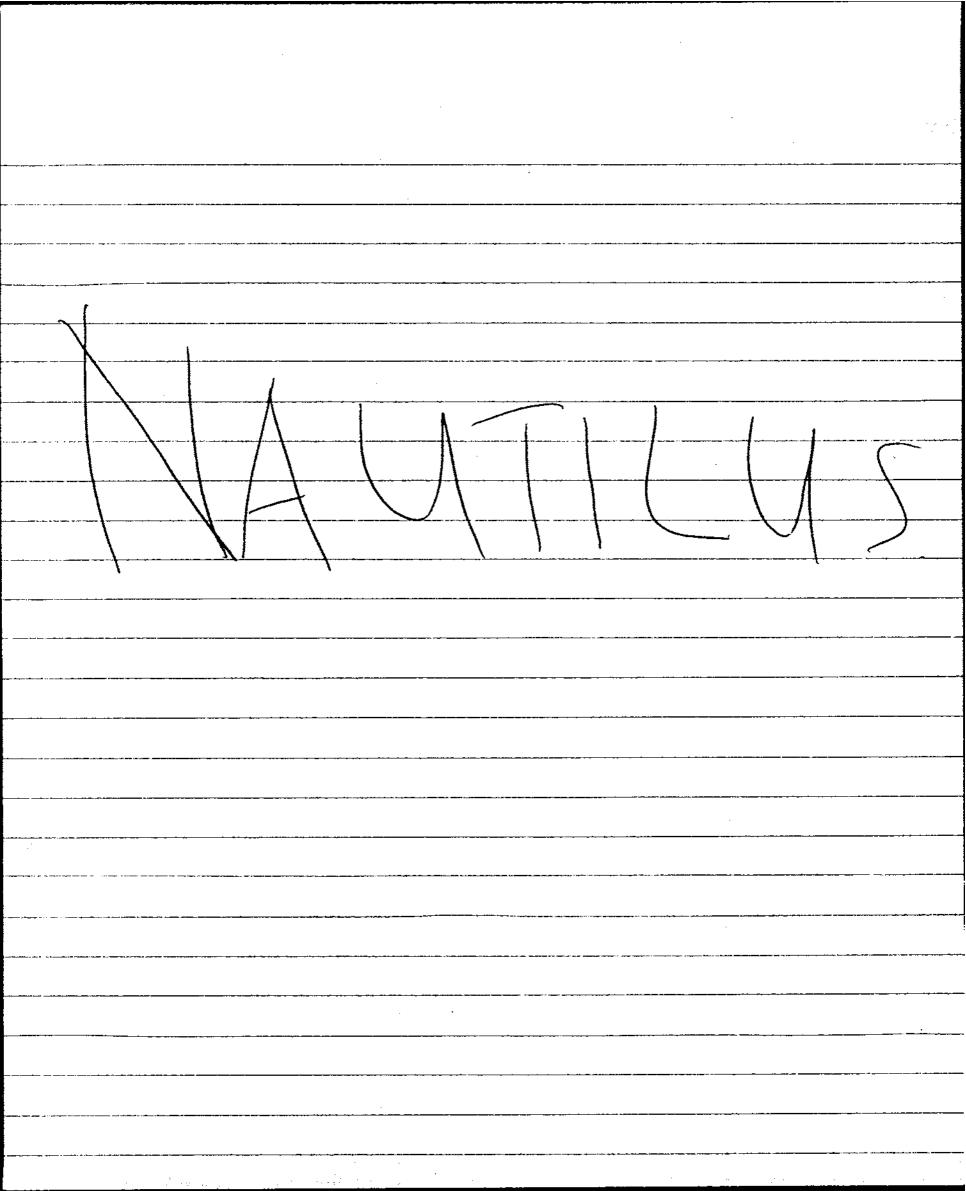
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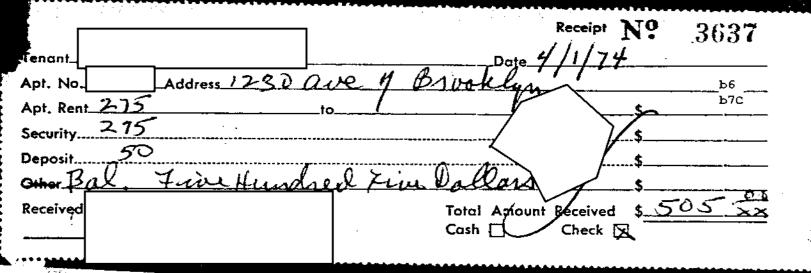
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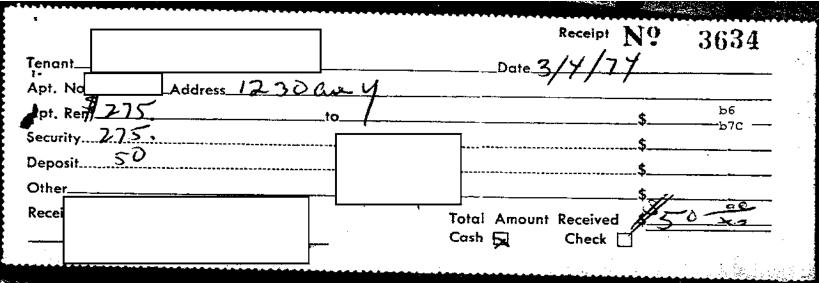
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o. of Rooms	<b>Applicants Must Submit W-2 Forms</b>	Date 3/26/74	
pt. No	LEASE TO START MAY 1,197	16/10	
17 70	AVEY (IVEAD LEASE	'(Not Less than One Month's Rent)	
ldg. No.	APPLICATION FOR APARTMENT	Bal. Mos. Rent	
	APPLICATION FOR APARTMENT	1 Mos. Security	
SOCIAL SECURITY #	<u>:                                    </u>		
Name		Age	_
Present Address		Phone No.	
Business or Employer (	firm_name)	Income:	
Address			
Position	Position Held Since 195/	Phone No.	
Present Landlord.	ddress	Present Rent 300	
How long a tenant?	Reason for moving	Vo servin	
Previous Landlord			
How long a tenant?	Reason for moving	NEV	
References:	- T ( )	<b>V V</b> -	
a) Name	Addess	Any Relationship	
b) Name	Address	Yes or NoAny Relationship	
,	-0(13	Yes or No	
c) Name	Address	Any Relationship Yes or No	
Bank 13	John Trusto Wa	U AT	
Addless	Acct. in name of	-0	
Do you own a car Mo	License No		
Yes or i	No.	Yes or No	
. Intended occupants of ap	partment		
	$\mathcal{M}_{\mathcal{A}}$	us bas l	
Name:	Relationship		
Name:.	Relationship 7		
Name:	Relationship 50		
,	ildren		
i	Relationship	AgeSex	
Name:	Relationship.	Age Sex	
In case of emergency	notify	93415 \$2	
ecommended By Friend	<del></del>		
•		<del></del>	
* *	Name	· 1	
gent	Applicant		
_	MEANING HILL HAY BE REFULIRED		
<b>-</b>	repacite whi wat de decimilie		
<u>I</u>	PEPOSITS WILL NOT BE REFUNDED		

No. of Rooms	Applicants Must Submit W-2 Forms	Date 3/26/74
Apt. No.		Dep
oldg. No 1230 ave	er A	'(Not Less than One Month's Rent)
oldg. No. 155 CAN	•	Bal. Mos. Rent
	APPLICATION FOR APARTMENT	1 Mos. Security
SOCIAL SECURITY #		
. Name		Age
Present Address		Phone No
Business or Employer (	firm name).	Income
Address	NYC.	
Position	Position Held Since 6 Usart	_Phone No
. Present Landlord		Present Ren Z 1 0 0
How long a tenant?		-
. Previous Landlord	Address	
	Reason for moving	RIFL
i. References:	Accason for moving	W
a) Name	Addaess	Any Relationship
,		Yes or No
b) Name	Address	Any RelationshipYes or No
c) Name	Address	Any Relationship
		Yes or No
. Bank		
Addless	Acct. in name of	
. Do you own a car	License No	you require a garage
Yes or N	•	Yes or No
. Intended occupants of ap		
	lalts 3	0
Name:	Relationship Husbr	
Name:	· · · · · · · · · · · · · · · · · · ·	
Name:	Relationship Mon	***************************************
<sup>1</sup> Ch	ildren	
Name:	Relationship	AgeSex
Name:	Relationship	A oe Sex
In case of emergency -	notify.	
Recommended By Friend	**************************************	
•		
T.C.413hahri	<b>1</b>	***************************************
lgent		
igent		***************************************
r	EPOSITS WILL NOT BE REFUNDED	
<del>-</del>		
employee of the landlord or of the la	renting or reservation of Signed by	***************************************





LEASE BOOK
SPLIT HERTAL

Agreement of Lease made the

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

27th day of March

, 19 74 , between the Landlord, and

as Tenant.

Term

MITIAL

HERG.

Payment of Rent

Repairs and Alterations

Lisbility and Property Damage

Entry to Apartment

Security

Nautilus Hall and

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

on the floor in premises No. 1230 Avenue Y

the Landlord, Apartment Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only One years, commencing

by the Tenant and his own family and not otherwise, for the term of May 1st. 1974, and terminating 1975 unless sooner April 30th. 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 advance on the first day of each calendar month during the term hereof, the first of said installments to be

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 Landiord.
- 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 therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my dimages, 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 Landford for and against any land all liability arising from injury during said term to persons or property occasioned wholly or in part by any ad or ones on of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant with repair at or before the said term and forever afterward indemnify and save harmless the Landlord for and against my had all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or on soon of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair at or before the and of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state; and at the end of the term, quit and surrender the demised premises is as cool or ef and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill not more any alterations, additions or improvements in said premises without the written consent of the Landlord and III all rations, additions or improvements which may be made by either of the parties hereto upon the premises shall to the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, there exists on this lease, without disturbance, molestation or injury. That any and all stelves, rlumbing and electrical vitures, 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 of Landlord's agents are not be riable 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 tetin, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building on the mines appliances or plumbing works of the same, or from any other place, nor for interference with light or other inconores hereditaments by any body other than Landlord; if at any time any windows of the demised premises beinge closed or darkened for any reason whatever, Landlord shall not be liable for any
- windows of the demised premises before closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereb, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations. Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of fugs, velocity or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be libble for any latent defect in the building, nor responsible for any package or article mp byee of the Landlord or stolen by or from such employee; that the Landord shall further left with or entrusted to any 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 documan 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 Landiord or the Landlord's agents, necessary or permissable 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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 enant shall fully and faithfully comply with all of the terms convenants and conditions, and after the termination 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 Terant 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

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-

Clause

Fire

Assignment

Mgns

Tire Damage

1		
No. of Rooms $3\frac{\nu}{2}$	Applicants Must Submit W-2 Fo	orms Date 1/15/74 .
Apt. No.		Dep 50.00
Bldg. No. 1230 A	(ey	'(Not Less than One Month's Rent)  Bal. Mos. Rent
<b>8</b>	APPLICATION FOR APARTMEN	NT.
SOCIAL SECURITY	<u></u>	1 Mos. Security
1. Name		Аge
2. Present Address	BKIVH. N.	Phone No.
3. Business or Employer	(firm name)	Income:
Address	BRIYY, W.Y.	13K1X4
Position	Position Held Since	Phone No.
4. Present Landlord	Address	Present Rent: 240.00
How long a tenant?  5. Previous Landlord	Reason for mov	ing BAG SERVICE
How long a tenant		
6. References:		
a) Name	Addess 7/45/2	Any Relationship NO
b) Name	Address	Yes or No b6 Any Relationship MD b7C
	Address	Yes or No
,		Any Relationship Yes or No
	4 DC77y Branch ace	1
	Acct. in name of	1/2
8. Do you own a car. Yes o	License No	Do you require a garage Yes or No
9. Intended occupants of		
		u Lo
Name:	Relationship	W, fe.
Name: L	1	
	Relationship Thildren	
Name: N		Age Sev
	1	Age Sex
In case of emergency	- notify	
Recommended By Friend	**************************************	·
Newspaper		·*************************************
	Neme	
Agent	Applicant	***************************************
	DEPOSITS WILL NOT BE REFUNDE	n
o employee of the landlord or of the raceive any fee or commission for partments. Applicant represents that	the renting or reservation of Signed by	
connection with this application.	• • • • • • • • • • • • • • • • • • • •	

	•		
to, of Rooms 3 3	Applicants M	lust Submit W-2 Forms	Date 1/15/24
			650.00
pt. No.			'(Not Less than One Month's Rent)
ldg. No. 1230 and			Bal. Mos. Rent
ŕ	APPLICA	TION FOR APARTMENT	1 Mos. Security
SOCIAL SECURITY #			•
. Name			Age
. Present Address			Phone No
. Business or Employer (	firm name).		Income:
Address			plus Wefe
Position	Posi	tion Held Since 15 1912	Phone No.
. Present Landlord		Address	- Present Rent:
How long a tenant?	2 400	Reason for moving	I BAN SERVICE
6. Previous Landlord		Address JAMA	ICA AND
How long a tenant?.	8 YRS	Reason for moving.	Mexico Subre to B.
6. References:			VY
a) Name		Address // S	Apr Relationship No
b) Name		Address	Any Relationship
c) Name	$\sim 011$	Address	Yes or No
c) Name		1 + 1	Any Relationship Yes or No
Bank ATMA	32 6114	Branch Mapuel A	Way
Address	%*************************************	Acct. in name of	·
Do you own a car. YES	License No	Do	
). Intended occupants of ap			Yes or No
	inirs	. 1	
ن Name: ا		Relationship # 4	SPAND
Name:	***************************************	Relationship W/	Fe
Name:	***********************	Relationship	····
Ch Ch	ild <del>ren</del>	•	
Name: NO	ve	Relationship	AgeSex
Name:	<del></del>	Peleticachin	
In case of emergency -	- notify		
Recommended By Friend			
• • • • • • • • • • • • • • • • • • • •	<u> </u>		
Newspaper			
Newspaper			
Newspaper	·····	Applicant	
Agent & 0			
Agent & 0	DEPOSITS WILI	Applicant  NOT BE REFUNDED	

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

-	-	
ŀ	<b>57</b> 0	

Оссправсу

Term

B---

Payment of Rent

> Repairs and Alterations

LEASE BOOK ......

PLATE 5

Liability and Property Damage

Damage

Entry to Apartment

Security

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 Two by the Tenant and his own family and not otherwise, for the term of years, commencing January 31st. 1976 unless sooner 19 74 and terminating February 1st. 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 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 be therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my dimages, injury or break, age committed by the Tenant, his servants or visitors of the Tenant, and any damage caused in 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 my and all liability arising from injury during said term to persons or property occasioned wholly of in part by any a company of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the and contains a linjury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state; and at the end of the term, quit and surrender the demised premises is as you or or and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill no make any alterations, additions or improvements in said premises without the written consent of the Landlord do ill alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall or the property of the said Landlord, and shall remain upon and be surrendered with the promises, as a part thereof, the containt of this lease, without disturbance, molestation or injury. Th
  - 3. That the Landlord or Landlord's agents at a number at property of the Landlord.

    3. That the Landlord or Landlord's agents at a not be reable 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 the m. gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from piles, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incolored hereditaments by any body other than Landlord; if at any time any windows of the demised premises being a 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 lugs, veliciplor insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall ot by lipic 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 doc-rman 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
  - 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 permissable 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, convenant 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, convenants 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, convenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have exacted said demixed 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

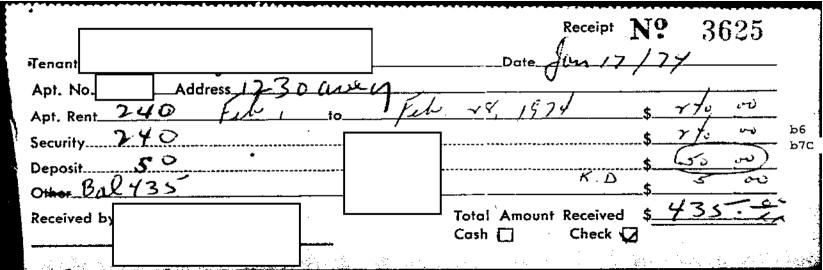
- 6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant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

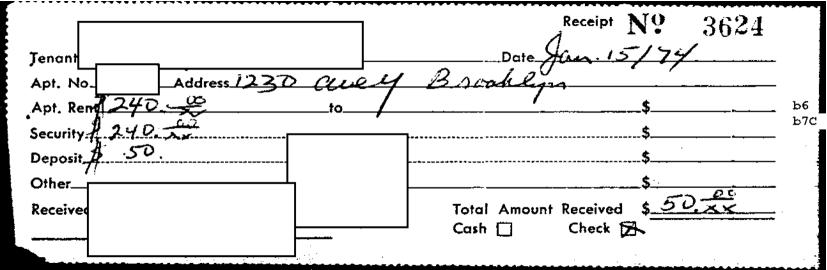
Signs

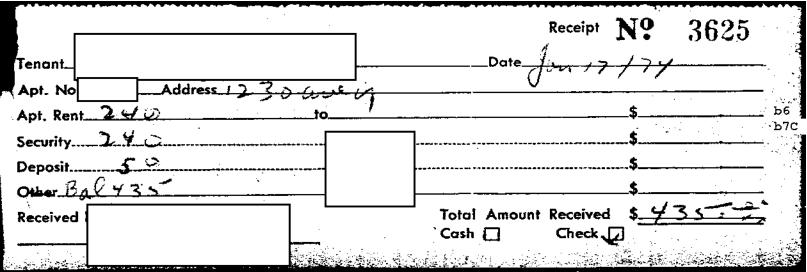
Fire Cisuse

Assisnment

Tire Damage







No. of Rooms STUDIO Applicants A	Must Submit W-2 Forms	Date 3-26-71
No. of Rocas	1 Hed for	_
Apt. No. DCEAN PKW APPLIC	Dew // /hy	'(Not Less than One Month's Rent)
Bldg. No 2 12 1 OCEAN TKW	7////	Bai. Mos. Rent
APPLIC	CATION FOR APARTMENT	1 Mos. Security
SOCIAL SECURITY #		·
I. Name		Age
2. Present Address		Phone No.
3. Business or Employer (firm name)		Income:
Address		
Position Po	osition Held Since 1969	
f. Present Landlord	Address	Present Rent: EXT.
How long a tenant? 1970	Reason for moving	Lease ever
5. Previous Landlord	Address	-1GH
How long a tenant?	Reason for moving	W
6. References:		20
a) Name	Advicess	Any Relationship 200
b) Name	Address	Any Relationship Yes or No
c) Name ()U	Address	Yes or No Any Relationship
	·	Yes or No
	Ing Branch Item	SHEHD DAY
<b>-</b>	Acct. in name of	
3. Do you own a car 10 License No	Dc	you require a garage Yes or No
9. Intended occupants of apartment		* CF CF * 10
Adults		
Name: Self	Relationship	······
Name:	Relationship	
/ Name:	Relationship	······
Children	-	•
Name: None	Relationship	AgeSex
	Relationship	AgeSex
In case of emergency - notify		
Recommended By Friend	77	lendel relieb se de l'addresse de la recolation de l'accèdent de l'accèd
1-14		
	Name	
Agent	Applicant	
/ / INTRICUT WILL NO	T BE REFUNDED	
v :/ DLI VUII V IIILL NV	Here broke water was	

Tenant				Date	Receipt 4/10/7	<sub>7</sub> 1909	
Apt. No	_Address_	2727	Ocean	0 1	way		b6 b7
Apt. Rent		to	<b>_</b>			δ <del>.</del>	
Security						<u> </u>	
Deposit						<u>;</u> .	4-3
Other		··-·	$-11\cdot \mathcal{V}$	<u> </u>		<del> </del>	
Receive	•			Total Amou	int Received \$ Check [	; <u>.</u>	<u>00</u>
	Agent					<u></u>	<u> </u>

RENT FOR MAY 1974 \$180.00 1 MONTH SECURITY \$ 180.00 2 YEAR LEASE Agreement of Lease made the 28th day of March 7360.00 the Landlord, and Lincoln Shore Apartments as Tenant. Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from on the floor in premises No. 2727 Ocean Parkway the Landlord, Apartment Occupancy Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only Two by the Tenant and his own family and not otherwise, for the term of years, commencing Term

INITIAL

HERE Payment of

Bepairs and Alterations

Lent

CEASE BOOK RPLIT RENTAL

GARAGE BOOK. KARDEX . 150

Liability and Property Damage

Entry to Apartment

Security

Signe

Tire

Fire

Damage

Clause

Assignment

April 30th. 1976 unless sooner May 1st. 1974, and terminating 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 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).

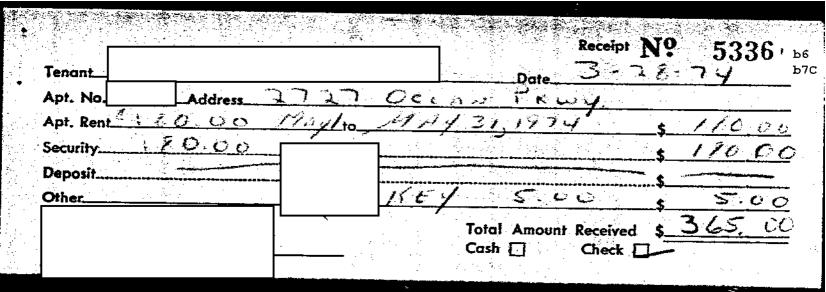
It is expressly understood that the said premises are also leased upon the following terms and conditions:

- 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 necded, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been dampaged 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 se after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be listic therefor and shall meimburse 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 derflow 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 in liability arising from
- water, steam or gas resulting from the negligence of the Tenant, his servants or visits. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against so and, if liability arising from injury during said term to persons or property occasioned wholly or in part by any actor omis jor 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 demne of premises to their original state; and at the end of the term, quit and surrender the demised premises in as to dedected condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not have my 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 a trought of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the tree sation of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and elegical fixures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall be needed by those the property of the Landlord.

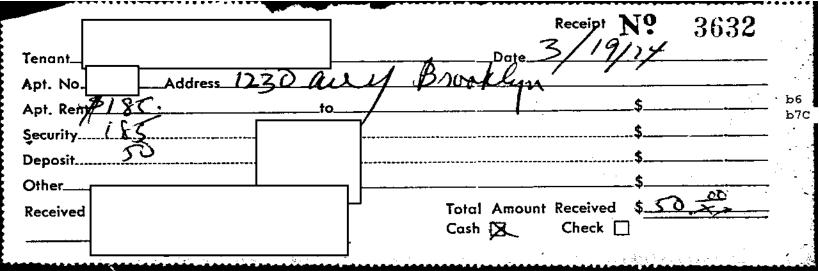
  3. That the Landlord or Landlord's agents shall, not be like for any failure of water supply or electric current, elevator service, or for injury or damage to person or paper acused by the elements or by other tenants or person in said building or resulting from falling plaster, or from any ange, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from plage, and the failure of water supply or electric current, elevator service, or for injury or damage to person or paper and paper and the same, or from any other piace, nor for interference with l 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-
- 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 permissable 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 Landford the sum of s 180.00 + \$5.00 Key Deposit for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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 Tenant shall fully and faithfully comply with all of the terms, provisions, convenants and conditions, and after the termination 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 accurity 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

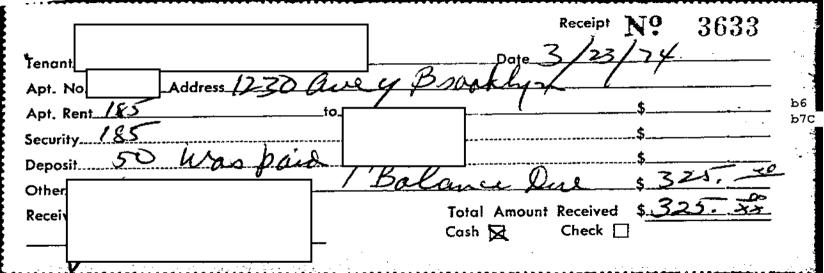
## Chase Manhattan Bank - Interest bearing

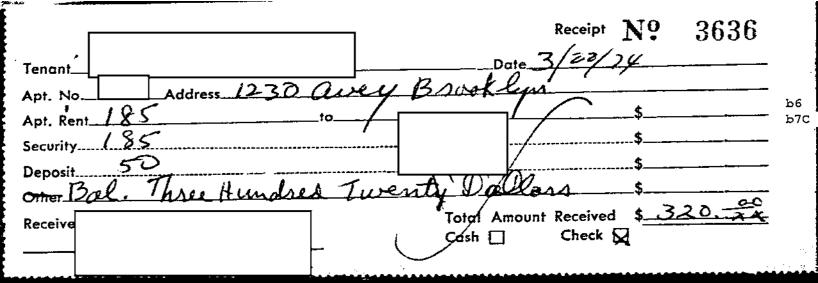
- 6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant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



of Rooms 3.3	<del>-</del> -	st Submit W-2 Forms	Date 3/19/	74
nt No	Lease comm	nencment April 15,74	Dep	
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ldg. No. 1230 Ave)			Bal. Mos. Rent	<del></del> <del></del>
	APPLICATI	ON FOR APARTMENT	1 Mos. Security	
SOCIAL SECURITY #				
Name	)=++++ <del>  </del>		Age	
Present Address		-Blign DY	_Phone No_	-
. Business or Employer (1	firm name).		Income:	<b>F-</b>
Address.	<del></del>		·····	<u> </u>
Position.	Positic	on Held Since (cT 373		
Present Landlord		Address	Present Rent:	
How long a tenant?	- 3 4 ye	Reason for moving Ra	reno artists	<u>एमस्य</u>
Previous Landlord		Address	37FI)	<b></b>
How long a tenant?	***************************************	Reason for moving		
References:  a) Name		Address	Any Relationsh	Grandr
,				Yes of No
b) Name		Address	Any Relationsh	ip Yes or No
c) Name	O()U'	Address	Any Relationsh	
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. Intended occupants of ap	artment			
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In case of emergency -		<del>                                      </del>		
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ecommended By Friend	·····	Nam		<u></u>







, 19 74, between the Landlord, and

as-Tenant.

**b**6 b7C

Occupancy

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Rent Repairs and

Alterations

LEASE BOOK

Liability and Property Damage.

Entry to Apartment

Security

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, 194, 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 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 be therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my dimages, injury or breakings committed by the Tenant, his servants or vitators of the Tenant, and any damage capacit to the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or vitators or vitators or vitators or vitators or vitators or vitators. The Tenant will remain, his servants or vitator, the Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and sealing has do all liability arising from injury during said term to persons or property occasioned wholly or in part by any ke or on such of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the and of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state; and at the end of the term, quit and surrender the demised premises in the od or yet and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill not may defend any 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 promises, as a part thereof, their conjustions, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the Landlord, and shall remain upon and be surrendered with the promises, as a part thereof, their conjustions, and it is a part the read the property of the Landlord, and shall remain upon place or cause to be placed in the said apartment shall mine their presence 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 Landiord may make them and the Tenant shall be therefor and shall

- 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 Landford reserves the right to discontinue the deerman 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-
- 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 permissable 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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 (Interest Bearing) Chase Manhattan Bank
- 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
- 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-

Signs

#selgament

Fire Clause

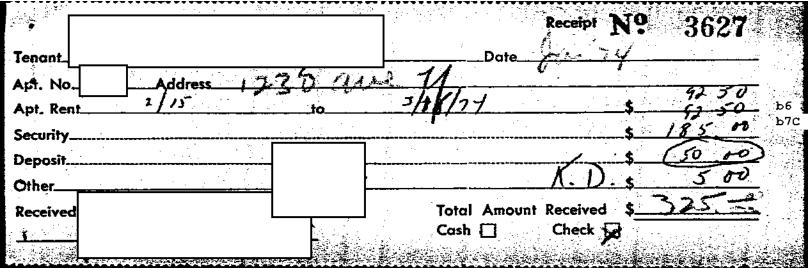
Tire Damage

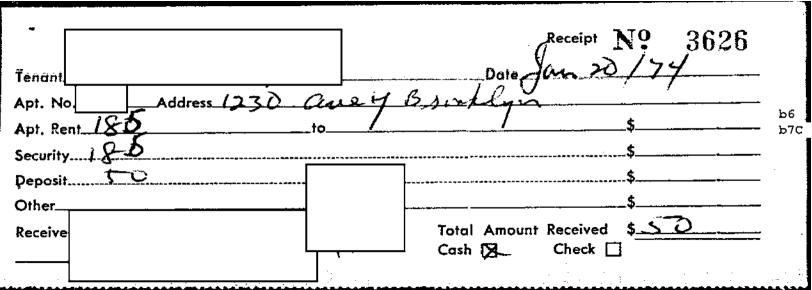
	<del></del>		
No. of Rooms Applicants Mus	st Submit W-2 Forms	Date 1-20-74	
LEASE L	PEMMENCEHENT	Dep 450.00	
Apt. No	TR. 1974.	(Not Less than One Month's Rent)	
Bldg. No.	•	Bal. Mos, Rent	
APPLICATIO	ON FOR APARTMENT	1 Mos. Security	
SOCIAL SECURITY			
1. Name		Age	ье —ъ7
2. Present Address.	*******	Phone No	_
3. Business or Employer (firm name)		Income:	
Address	WILL GUARANTEE		ļ
Position Position	n Held Since	Phone No.	,
4. Present Landlord	dress	Rent: 180.00	
How long a tenant?			
5. Previous Landlord		3761)	
How long a tenant?	Reason for moving	W	
6. References: a) Name	Address_BKL	Any Relationship 155	
		HANNAHAMAN	£¥
b) Name	Address	Any Relationship	b6
c) Name	Address	Any Relationship	ь6 Ь7
7. Bank TOME SAVINGS	Branch AVE J	Tes or No	
Address CINEY ISLAND AUE	Branch AVE J  Acct. in name of		
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9. Intended occupants of apartment			
Adults			
Name:			
Name:	•		
Name:	Relationship	······································	
Children			
Name:	Relationship	Age Sex	
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			be
Recommended By Friend.		**************************************	b7
Newspaper			
Agent A	Applicant		
Las Quaranton processo will a			
DEPOSITS WILL N	NOT BE REFUNDED		
No employee of the landlard or of the landlard's agent is permitted	Signed by		
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.	<i>-</i>		
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		Date 1-20-74
No. of Rooms		Date 1-20-74 Dep #50.00
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Bldg. No. 1230 AUE Y.		Bal. Mos. Rent
APPLICATION	FOR APARTMENT	1 Mos. Security
SOCIAL SECURITY #	<del>-</del>	
1. Name	QUEENS	Age
2. Present Address.	quecius	Phone No.
3. Business or Employer (firm name)		Income:
Address.	iart	
	Held Since 1968	•
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How long a tenant?	_	
5. Previous Landlord	•	
How long a tenant?	Reason for moving	
6. References:  a) Name	A J	Any Relationship
a) Name	1	Yes or No
b) Name	Address	Any Relationship Yes or No
c) Name	Address	Any Relationship
7. Bankpa	Branch	Yes or No
Address		
8. Do you own a carLicense No		
Yes or No		Yes or No
9. Intended occupants of apartment		
Adults		
Name:	Relationship	
Name:	Relationship	***************************************
Name:	Relationship	
Children		
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In case of emergency - notify		
Recommended By Friend		
Newspaper	***************************************	
	Name	
Agent	Applicant	······································
NEPOSITS WILL	NOT BE REFUNDE	n
		•
employee of the landlord or of the landlord's agent is permitted	Pt 1.1 .	

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 , 1974 , between 21st January day of the Landlord, and Nautilus Hall (as Gaurantor) as Tenant. b6 and 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 Occupancy Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only Two years, commencing by the Tenant and his own family and not otherwise, for the term of Tarm 1974. and terminating January 31st, 1976 unless sooner February 1st, 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 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 Payment of check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any Rent 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 Repairs and necded, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been dam-Alterations 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 therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my 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 SPLIT RENTAL .....

b7C

Liability and Property Damage

GARAGE BOOK ..... KARDEX 154

age committed by the Tenant, his servants or visitors of the Tenant, and any damage caused he the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or vistors. 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 he or one woon of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the had of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state; and at the end of the term, quit and surrender the demised premises is as roof or er and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not more any alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall in the practy of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, a the contact of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, a the contact of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and flee rical vitures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shalf immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents along the place 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 team, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or fam pits, appliances or plumbing works of the same, or from any other pla wirdows of the demised premises before closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereb and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations. Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of lugs, relining 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 implyee of the Landlord or stolen by or from such employee; that the Landord 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 company or abatement of 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 Terant 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-

Entry to Apartment

Security

- 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 permissable 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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 Landford. 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

Chase Manhattan Bank - Interest bearing

Sicas

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 Tonant shall not assign this agreement or underlet the promises 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,

Tire 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-

Of Management	App App	ucants must	Submit W-2 Forms	Date 5/10/74	·
. No		OKLer	4/1/24at	Dep. 50.00	
e. No. 13	30 AUS Y BKI	44 T	1 250 per	Not Less than One Mon Bal. Mos. Rent	•
			FOR APARTMENT 7		
			/	1 Mos. Security	
SOCIAL SI	ECURITY #L			Age	
Present Ado				Phone No.	
Business or	Employer (firm na	me)	-	Income:	700
Address_		·			<del></del>
Position.		Position H	leld Since /O.485	Phone_No	
Present Lan	idlord with		Address	Present Rent:	·.
	g a tenant?		Reason for moving	GETTING MARRIED	
Previous La	indlord bith	Pracels	Address		······································
How lon	ig a tenant?	······································	Reason for moving	MED	··· <del>········</del>
References:					Beille
a) Nan	ae		Address	Any Relationship.	es or No .
b) Nan	ne		Address	Any Relationship	es or No
c) Nan	ne		Address	Any Relationship.	
D - 1. 60	OV ~ WI	harth	B 1 Barrio		es or No
Dark	O'N SAL	Toland A.E	Branch BRIGATUI		es or No
Addless	UCD,MKY	Toloxá A-E	Acct. in name of	4 BEACK	
Addless	UCD,MKY	Toloxá A-E	Branch BR(412)  Acct. in name of D	o you require a garage	NO S Or No
Addless.  Do you own	a carLicens	<i>I</i> 5/ <sub>2×</sub> <i>d</i>	Acct. in name of	o you require a garage	NO
Addless.  Do you own	a carLicens	<i>I</i> 5/ <sub>2×</sub> <i>d</i>	Acct. in name of	o you require a garage	NO
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Addless.  Do you own Intended occ Name: Name: Name:	a carLicens Yes or No cupants of apartment Adults	Slavá A-E se No	Acct. in name ofD Relationship Relationship  Relationship  Relationship	O you require a garage You	NO
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Addless.  Do you own Intended occ Name:	Children  Children  Mone  emergency - notify  we spaper	Solve ALE	Relationship Relationship Relationship Relationship Nam Applicant	O you require a garage You	NO

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 Payment of check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any Rent 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 Bepairs and needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been dam-Alterations 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 be therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any dimages, 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 R/S TAX DE. water, steam or gas resulting from the negligence of the Tenant, his servants or victors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any had all liability arising from injury during said term to persons or property occasioned wholly or in part by any as or on soon of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the and of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state; and at the end of the term, quit and surrender the demised premises is as too or er and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill not more any alterations, additions or improvements in said premises without the written consent of the Landlord, and shill not more any alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the planety of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the tentation of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical vitures, 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 and the property of the landlord 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 GARAGE EOD CARD SO Lishilty 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 on fam piles, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incomores hereditaments by any body other than Landlord; if at any time any windows of the demised premises before closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain herebe 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 lugs, tenant or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall of by It obe for any latent defect in the building, nor responsible for any package or article left with or entrusted to any imployee of the Landlord or stolen by or from such employee; that the Landord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate vator service, or for injury or damage to person. or property caused by the elements or by other tenants or person in said and Property 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 deerman 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-4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decora-Entry to tions, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of Apartment 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 spartment 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 permissable 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 Security for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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 Signs 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 Assignment 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 Tire will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere Clause

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 Bulldings, the Department of Health, the Tenement House

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-

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

Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

13th

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

day of

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

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

on the floor in premises No. 1230 Avenue Y

May

Two

May 31st.

, 1974 . between

the Landlord, and

years, commencing

19 76 unless sooner

, payable at the office of the

as Tenant. .-

Agreement of Lease made the

and

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

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

terminated as hereinafter provided, at the annual rental of \$ 3120.00

19 74 and terminating

landlord or such place as it may designate, in equal monthly installments of \$ 260.00

Nautilus Hall

Borough of Bklyn

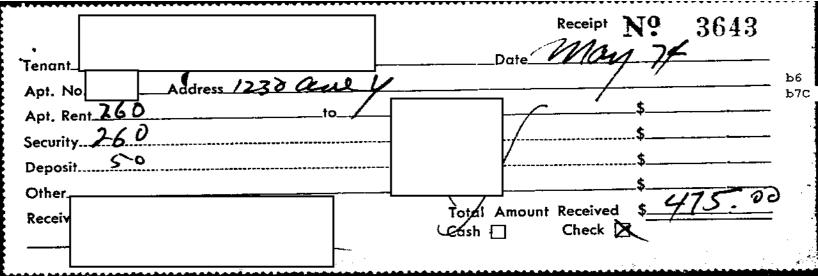
June 1st.

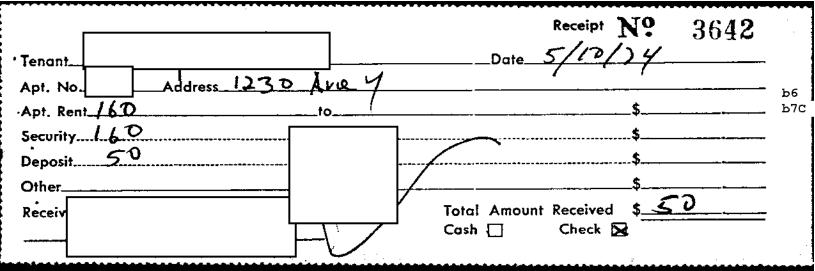
Оссправоу

Tire.

Damage

**Witnesseth:** Th the Landlord, Apartment





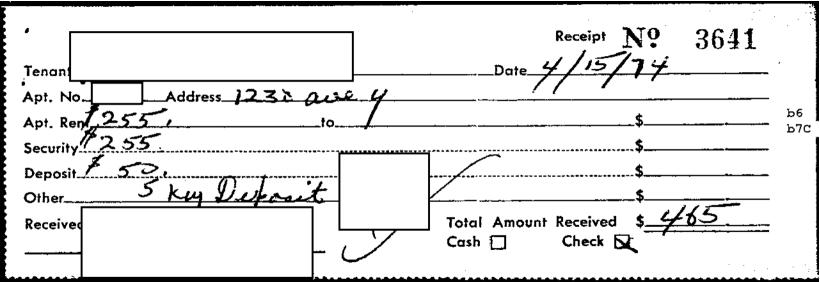
0.4	A	at Collecte III O Farma	
of Rooms 31/2		st Submit W-2 Forms	Date April 10,1974 Dep. \$50
No	Lease commencement		Dep. \$50
No 1230 Ave	y -	May 1,1974	'(Not Less than One Month's Rent)
/		ON FOR APARTMENT	Bal Mos. Reot
!	· · · · · · · · · · · · · · · · · · ·		1 Mos. Security 255
SOCIATE COMPANY #			
Present Address_			Dhasa Na
Business or Employer (fir	m name)		Phone No.
Address	110000		
Position.	Positio	on Held Since Two years	Phone No.
	ak House	Address	Present Rent:
How long a tenant?		Reason for moving 9	ot married
revious Landlord		Address	$-c\Omega$
How long a tenant?		Reason for moving	MILV.
References:		1 ( )	INA
a) Name		Addaess.	Any Relationship VES
b) Name		Address	Yes or No Any Relationship No
a) Name		Address	Yes or No
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ank BANKERS	RUST	Branch 41	
		Acct. in name of.	
o you own a car NO	License No	Do	you require a garageYes or No
ntended occupants of apa	rtment ^		ies or 140
	1. 7	:	
Name:	·····	Relationship	***************************************
Name:	***************************************	Relationship Wife	
	dren		
Name: NONE		Relationship	AgeSex
Name:		Relationship	Age Sex
In case of emergency -	notify	<u> </u>	
nmended By Friend			
	······································		****
		Name	
	······································	Applicant	
in.	DACITE WILL	NOT BE REFUNDED	~

No. of Rooms 3 1/2 Applicants Must	Submit W-2 Forms	Date 4/24/74
Apt. No.		Dep
Bldg. No. 1230 Avel		'(Not Less than One Month's Ren Bal. Mos. Rent
APPLICATION	N FOR APARTMENT	
	<del></del>	1 Mos. Security
SOCIAL SECURITY #		. A am
. Present Address		Age
3. Business or Employer (firm name)		Income:
Address		
·	Held Since 9/72	Phone No.
Present Landlord Own Home	Address	Present Rent:
How long a tenant?	Reason for moving	
. Previous Landlord	Address	
How long a tenant? 5 years	Reason for moving	Se part brome
. References:	1()	AA .
a) Name.	Apkress	Any Relationship NO
b) Name.	Address	Yes or I
		Yes, or 1
c) Name.	Address	Any Relationship A C Yes or N
Bankows Trust Co.	Branch 41	
Adires DeKalb & Sumner	Acct. in name of	
. Do you own a car <u>Yes</u> License No.	<u></u>	o you require a garage 16
Yes or No		Yes or N
2. Intended occupants of apartment	•	
Adults	nouse Son	•
Name:	Relationship day	ahterin-law
Name:	Relationship 07515	7
Children	Relationship	······································
	Deletionship	. A
	Relationship Relationship	
In case of emergency - notify		ngexx
ecommended By Friend	<del></del>	······································
Newspaper		
i gent	Applicant_	
DEPOSITS WILL NOT BE	KETUNUEU	
employee of the landlord or of the landlord's agent is permitted active any fee or commission for the renting or reservation of the the third in the landlord's active payment.	Signed by	·

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b6 b7С

b6 b7С



Receipt NO Tenant, Apt. No. **b**6 ·Security 2) Other\_ Received I Total Amount Received Cash 🔂 Check

Agreement of L	. LASE made the	11th	day of	April	, 19 ş	74, between
Nautilus Hall and			(	Guarantor)	the Lan	ndlord, and as Tenant.
Witnesseth: T	hat the Landlord hereb	y leases to th	ne Tenan	t and the Tena	nt hereby	hires from
the Landlord, Apartment	on the	floor in prem	ises No.	1230 Aven	ue Y	
Borough of Bklyn	<u> </u>	_		_		tment only
by the Tenant and his ov	1			Two		ommencing
May 1st,	1974, and terminat	ing	April	30th, 1	9 <b>7</b> 6 w	nless sooner
terminated as hereinafter	provided, at the annual	rental of \$	3060.	00 . payab	le at the	office of the
landlord or such place as			_			each in
advance on the first day of	, – –					ments to be
paid on the signing of thi						
It is averagely understa	and that the earl meamic	ec are alco lea	end unon	the following t	erms and	conditions:

b6 b7C

it is expressly understood that the said premises are also leased upon the following terms and condition

- 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 Telegraphic therefor and shall ny di mages, injury or break-the overflow or escape of reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for cost of said repairs of the Tenant, and any damage caused by age committed by the Tenant, his servants or visitors. Tenant will throughout water, steam or gas resulting from the negligence of the Tenant, his servants or valuable. 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 as, or ones on of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the and of the term, all injury done by the injury during said term to persons or property occasioned wholly or in part by any an or one can of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the ind d the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state; and at the end of the term, quit and surrender the demised premises it as root or er and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill not make any alterations, additions or improvements in said premises without the written consent of the Landlord and ill alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall to the premity of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof. The endiation of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical vitures, 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 and not be hable 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 term, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building on fam piess appliances or plumbing works of the same, or from any other place, nor for interference with light or other incompress hereditaments by any body other than Landlord; if at any time any windows of the demised premises before closed or darkened for any reason whatever, Landlord shall not be liable for any

Liebility and Property Damage

Occupancy

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Payment of

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Alterations

机头齿轮 医闭锁管

Rest.

windows of the demised premises become closer 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. Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of lugs, vernity 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 building or article. left with or entrusted to any implyee of the Landlord or stolen by or from such employee; that the Landord 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-

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 permissable hercunder 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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

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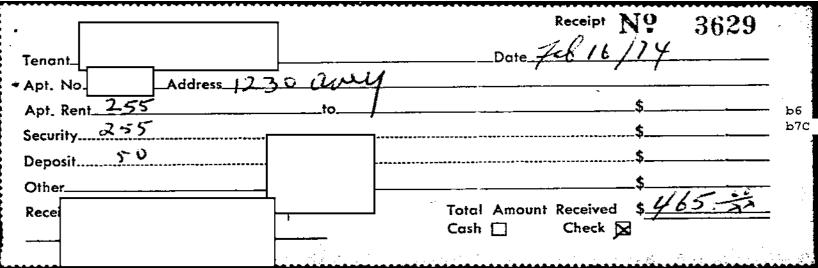
6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant shall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

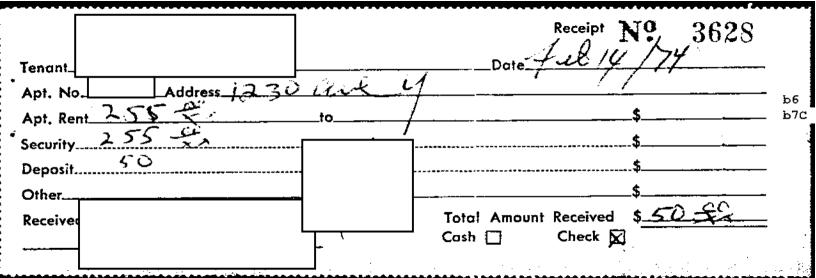
Assignment

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. 8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which

Tire. Clause

- 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.
- Pire 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-





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Agreement of Lease made the 15th

day of February , 1974 , between

, 1974 , between the Landlord, and

as Tenant.

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Occupancy

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 Prook Intribute of New York to be occupied as and for a private duraling

Borough of Brooklyscity 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 vears, commencing

March 1, 1974, and terminating February 28,

19 76 unless sooner

Rent

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

Repairs and

Alterations

LEASE SOOK

CARD

- I. 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 fall to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be able therefor and shall be also the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my dimages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage cayed in the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitor, here and forever afterward indemnify and save harmless the Landlord for and regainst any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or on the on of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the and I the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state; and at the end of the term, quit and surrender the demises in an ool order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill not use any alterations, additions or improvements in said premises without the written consent of the Landlord, and shill not use any alterations, additions or improvements in said premises without the written consent of the Landlord, and shill remain upon and be surrendered with the permises, as a part thereof, the lead in the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, the lead in the said Landlord.

Liability and Property Damage 3. That the Landlord or Landlord's agents at 1 not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or propetty caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from term, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building out my pies, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incolored hereditaments by any body other than Landlord; if at any time any windows of the demised premises before closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereb 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 lugs, verify or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall of by libile for any latent defect in the building, nor responsible for any package or article left with or entrusted to any impoyee 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 the 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

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 permissable hercunder 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, convenant 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, convenants 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, convenants 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)

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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

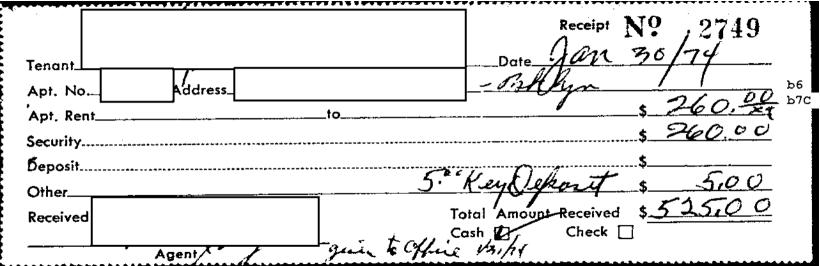
with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Bulldings, the Department of Health, the Tenement House Department, or any other Department. Board or Commission having 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

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

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-

Fire Damage



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Addless Face F  Addless Face F  Do you own a car FS  Yes or N  Intended occupants of apa  Add  Name:  Name:  Name:  Name:  In case of emergency  Recommended By Friend	Branch Ble G  Cancey Is Cre Acct. in name of  License No.  Relationship  Relationship  Relationship  Relationship  Relationship  Relationship  Relationship  Notify  N	Do you require a garage No Yes or No  Age Sex  Age Sex
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Addless Face F  Addless Face F  Do you own a car FS  Yes or N  Intended occupants of apa  Add  Name:  Name:  Name:  Name:  In case of emergency  Recommended By Friend	Branch Br	Do you require a garage No Yes or No  Age Sex  Age Sex

Agreement of Lease made the 31st, day of January , 1974 . between the Landlord, and Chelsea Hall as Tenant. and That the Landlord hereby leases to the Tenant and the Tenant hereby hires from Witnesseth: the Landlord, Apartment | on the floor in premises No. 8700 25th Avenue Occupancy 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 years, commencing Two January 31st, 1976 unless sooner 1974, and terminating February 1st, terminated as hereinafter provided, at the annual rental of \$ 3120.00 , payable at the office of the Rent landlord or such place as it may designate, in equal monthly installments of \$ 260.00 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 Payment of check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any Rent 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 Repairs and needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been dam-Alterations 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 lighte therefor and shall LEASE BOÖK, reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for an damages, injury or break-age committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by he overflow or escape of

water, steam or gas resulting from the negligence of the Tenant, his servants or visites. The

GARAGE BOOK said term and forever afterward indemnify and save harmless the Landlord for and against as and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omistlop of Tenant, family, guests, KARDEX revents, 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 and orderland condition as they were at the be-CARD

SPLIT RENTAL T.

Liability and Property Damage

and at the end of the term, quit and surrender the demised premises in as and orderland condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not take my 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 a contravol the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the towardon of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and elegantal finances, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall impediately become the property of the Landlord. 3. That the Landlord or Landlord's agents shall not be liade for any failure of water supply or electric current, elevator service, or for injury or damage to person or plops caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from so any gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes gar liances or plumbing works of the same, or from any other place, nor for interference with light or other teory call hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed. windows of the demised premises become closed harkened for any reason whatever. Landlord shall not be liable for any damage that Tenant may sustain the eby too lease from any of the obligations of T usa-liable for the presence of bug; the or i d Tynant shall not be entitled to any compensation or abatement of rent or rereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bury, tyme or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be table for any latent defect in the building, nor responsible for any package or article left with or entrusted to any engloye of the Landlord or stolen by or from such employer; that the Landord shall further not be liable by reason of the librare 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 document 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-

Tenant will throughout

and mi liability arising from

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 Landiord 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 spartment 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 permissable 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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 losse. 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 Landiord 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 leave has or will be deposited in the

### Chase Manhattan Bank - Interest bearing

Market Street

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

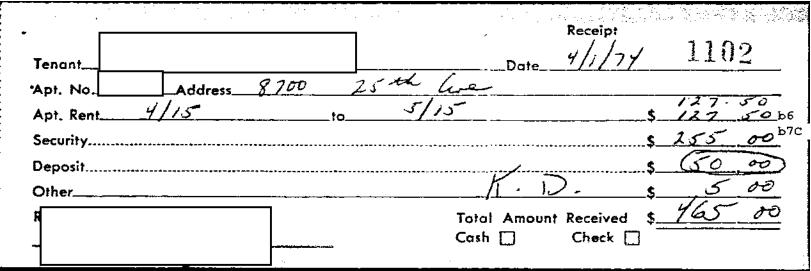
7. That the Tenant shall not assign this agreement or underle: the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-bazardous on account of fire.

Tire 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.

Pire 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-



of Rooms fr 4 App	olicants Must Submit W-2 For	
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. No. W. J. C.	APPLICATION FOR APARTMENT	-
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	Address	un 9xx
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		Any Relationship Yes or No
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In case of emergency - notify	7	
mmended By Friend		
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DFPOS	SITS WILL NOT BE REFUNDED	

Agreement of Lease made the , 19 74, between April day of 3rd the Landlord, and Chelsea Hall and as Tenant. That the Landlord hereby leases to the Tenant and the Tenant hereby hires from Witnesseth: floor in premises No. 8700 25th Avenue the Landlord, Apartment on the Occupancy City of New York, to be occupied as and for a private dwelling apartment only Borough of Bklyn years, commencing Two by the Tenant and his own family and not otherwise, for the term of Term March 31st. 1976 unless sooner 19 74, and terminating April 1st, , payable at the office of the terminated as hereinafter provided, at the annual rental of \$ 3060.00 landlord or such place as it may designate, in equal monthly installments of \$ 255.00 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: 1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by Payment of 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 Repairs and needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been dam-Alterations 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 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 LEASE BOOK SPLIT RENTAL water, steam or gas resulting from the negligence of the Tenant, his servants or via Said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from GARAGE BOOK injury during said term to persons or property occasioned wholly or in part by any act or on solon of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the and of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state:

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Liability and Property Damage

and at the end of the term, quit and surrender the demised premises it also on 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 adult alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall to the principly of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, a they excitation of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical returns, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall nimelately become the property of the Landlord.

That the Landlord or Landlord's agents not be hable for any failure of water supply or electric current, ele-or property caused by the elements or by other tenants or person in said 3. That the Landlord or Landlord's agents 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 team, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or fam piles, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incolored hereditaments by any body other than Landlord; if at any time any windows of the demised premises before closed or darkened for any reason whatever. Landlord shall not be liable for any damage that Tenant may sustain herebeand Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations. Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of ugs. relation or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall of be libble 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 pip or insects, if any, in the premises, nor shall their presence in any way affect this left with or entrusted to any imployee of the Landlord or stolen by or from such employee; that the Landord 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-

Entry to Apartment

 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 permissable hercunder 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, convenant 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, convenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deliciency accrued before or after summary proceeding that Tenant shall fully and faithfully comply with all of the terms, provisions, convenants 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.

Tire

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.

Pire Damere

Clause

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-

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No. of Rooms 4	Applicants Must	Submit W-2 Forms	Date 3 20,70
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8100-25	thank		'(Not Less than One Month's Rent)  Box Mos. Rent 26000
Bldg. No. 8700-25 Bldg. No. 8700-25	APPLICATION	N FOR APARTMENT	
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SOCIAL CECUBITY	<u> </u>		
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How long a tenant?	22 YRS		SELLING HOME
5. Previous Landlord		Address	- 1
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6. References:		_ ~ ~ ~ ~	MA >
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	Agreement of Lease made the 3rd day of April , 1974, between
	Chelsea Hall Abramo Cocuzza and and as-Tenant.
	Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from be
Occupancy	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
Term	by the Tenant and his own family and not otherwise. for the term of Two vears, commencing
	April 1st, 1974 and terminating March 31st, 1976 unless sooner
Rent .	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
Ridu	advance on the first day of each calendar month during the term hereof. the first of said installments to be
SB	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
LEASE BOOK XC	the Tenant to make such repairs, the Landlord may make them and the Tenant shall be a ble therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my demages, injury or break-
SPLIT RENTAL	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
GARAGE BOOK	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 and or one son of Tenant, family, guests.
KARDEX / 55	servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the and of the term, all injury done by the
PLATE V 30	installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state;and at the end of the term, quit and surrender the demised premises in as root or er and condition as they were at the be-
CARD 5/2/4	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, additions, additions or improvements which may

Liability and Property Damage

and be surrendered with the premises, as a part thereof, the fer ination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and plea rical vetures, 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 and 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 term, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building on them pints, appliances or plumbing works of the same, or from any other piace, nor for interference with light or other incolorers hereditaments by any body other than Landlord; if at any time any or flow from any part of Said building usual place applications of the formal part of said building usual place applications of the demised premises before 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 lugs, relating 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 with an entrusted to any amplicate of the Landlord or stolen by or from such employee; that the Landord shall further byee of the Landlord or stolen by or from such employee; that the Landord shall further left with or entrusted to any 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.

be made by either of the parties hereto upon the premises shall be the primary of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, the fell ination of this lease, without disturbance, molesta-

and be surrendered with the premises, as a part thereof,

ination of this lease, without disturbance, molesta-

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 permissable 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 \$ 265.00 + \$5.00 Key Deposit
as security for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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

# 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

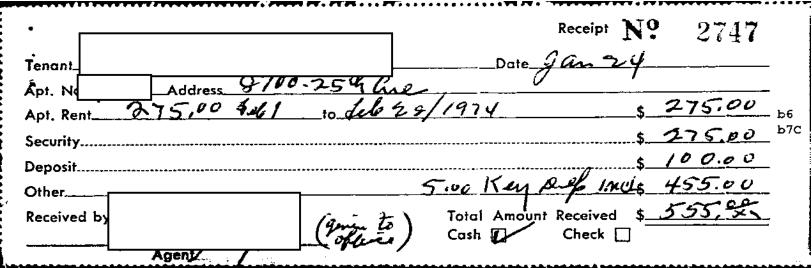
7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

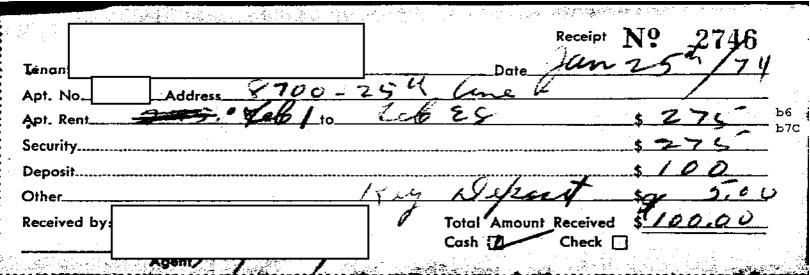
Pire Clause

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-





of Rooms		Submit W-2 Forms	
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No Allan Alla	ADDI IOATIO	•	
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SOCIAL SECURITY #			- + 5,0° Rey 20.26.
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Address			
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How long a tenant?		Reason for moving	elling hours
Previous Landlord		Address	
How long a tenant?		Reason for moving	W
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b) Name		Address	y Relationship
c) Name	actus	Address	Yes or No
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Agreement of Lease made the . 1974 . between January day of the Landlord, and as-Tenant. and 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 City of New York, to be occupied as and for a private dwelling apartment only years, commencing by the Tenant and his own family and not otherwise, for the term of One January 31st, 19 75 unless sooner 19 74 and terminating 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

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

way affect the terms of this lease or be binding upon the Landlord.

windows of the demised premises become closed

damage that Tenant may sustain the eby to lease from any of the obligations of Tana

liable for the presence of bugs lease; that Landlord shall no

left with or entrusted to any ci

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

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

2. The Tenant will take good care of the demised premises throughouts the term herein, and make, as and when

check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any

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 light therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for an damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the derflow or escape of

water, steam or gas resulting from the negligance of the Tenant, his servants or visiters. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against a and all liability arising from

said term and forever afterward indemnify and save harmless the Landlord for and against as and all liability arising from injury during said term to persons or property occasioned wholly or in part by any acres 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 moderned and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not take 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 translation of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical figures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall in mediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be light for any failure of water supply or electric current, ele-

3. That the Landlord or Landlord's agents shall not be light for any failure of water supply or electric current, elevator service, or for injury or damage to person or proper caused by the elements or by other tenants or person in said building or resulting from failing plaster, or from a and gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes a pliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporal bereditaments by any body other than Landlord; if at any time any

not be liable by reason of the puties 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-

arkened for any reason whatever, Landlord shall not be liable for any

od Tanant shall not be entitled to any compensation or abatement of rent or rereunder because of such closing or darkening. That Landlord shall not be

of insects, if any, in the premises, nor shall their presence in any way affect this for any latent defect in the building, nor responsible for any package or article

e of the Landlord or stolen by or from such employee; that the Landord shall further

OCCUDANCY

Chelsea Hall

Witnesseth:

Borough of Bklyn

February 1st,

Rent

Bensire and **Alterations** 

Payment of

LEASE BOOK SPLIT RENTAL

CARD.

Liebility and Property

Damage

Entry to Apartment

Security

Signs

Fire

Tire

Damage

Clause

Assignment

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 bours, 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 permissable hercunder 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

for the full and faithful performance by Tenunt of each and every term, provision, convenant 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, convenants 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, convenants 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 Landiord

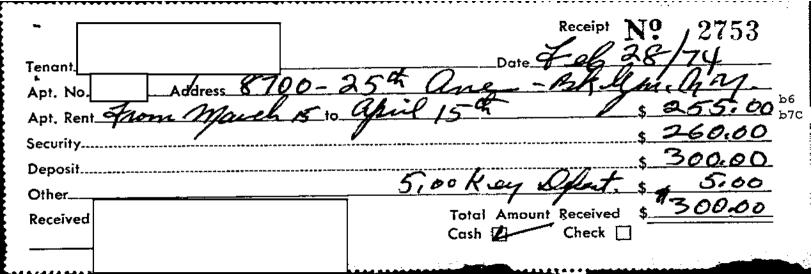
7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

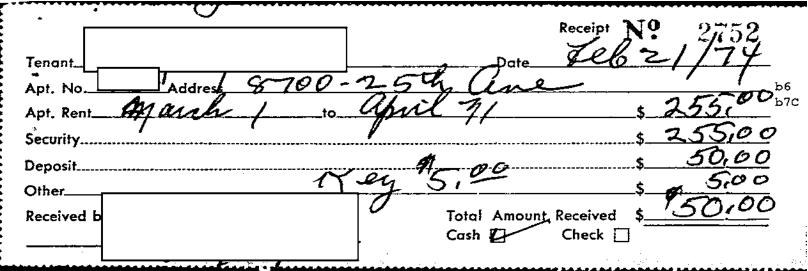
8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit 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-

Ь6

2760 Receipt Date. Tenant\_ Apt. No\_ Apt. Rent. b7C Security. Deposit. Other. Total Amount Received Received by:





& year leave / 1st year 255,00 per mo. 2nd year	260, free mo. (no fainting).
No. of Rooms 19 4 Applicants Must Submit, W-2 F	orms Date Jebruly 219/74.
Apt. No. 8700-25th Ave	Dep. 50.000 '(Not Less than One Month's Rent) Bal. Mos. Rent 205.00
Bldg. No. 8700-25th Am APPLICATION FOR APARTMEN	
SOCIAL SECURITY #	Age 4/25 b6
2. Present Address.	Phone No.
3. Business or Employer (firm name)	Income:
- Address	
Position Position Held Since 194	
4. Present Landlord Address AME	AS ABOVE Present Rent: 190.00
How long a tenant? 1/2 1/85 Reason for more	ving ATT 15 Too SMALL
5. Previous Landlord Address Address	
How long a tenant? Reason for movi	ing
6. References:	Yes all
a) NameAddress	IAny Relationship b6 Yes or No b7
-b) Name Address	Relationship
c) Name Address.	Any Relationship
t) Ivame	Yes or No
7. Bank Branch	
Addless 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 anartment (2) Mu WIFE WCKKS 1	or
9. Intended occupants of apartment @ My WIFE WEEKS of EMPLOYED 5 YPS -	SALAKIJ.
	TUSBANIZ
Name: Relationship Relationship	WIFE
Name: Relationship Relationship	
Children	
7 1 Name: Relationship Relationship	Age Sex 567
Relationship.	2
(i) In case of emergency - notify	18
Recommended By Friend  Sew Dean outside of Buch	Lan
Name	
Ager Applicant X	
DEPOSITS WILL NOT BE REFUNDE	
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.	

Agreement of Lease made the , 19 74 , between lst day of March Chelsea Hall the Landlord, and and as Tenant.

OCCUPANCY

Term

Payment of Ment

Repairs and **Alterations** 

LEATE BOOK SELIT RENTAL D CAPAGE BOOK -KARDEX ..... PLATE\_ / 5.0 CARD\_SS

> Liability and Property Damage

Entry to Apartment

Security

That the Landlord hereby leases to the Tenant and the Tenant hereby hires from Witnesseth: on the floor in premises No. 8700 25th Avenue the Landlord, Apartment Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only Two years, commencing by the Tenant and his own family and not otherwise, for the term of February 28th, 1976 unless sooner 1974, and terminating March 1st, terminated as hereinafter provided, at the annual rental of \$See Clause 4payable 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 beble therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my 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. Le Tenant will throughout water, steam or gas resulting from the negligence of the Tenant, his servants or via 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 ones on of Tenant, family, guests. injury during said term to persons or property accasioned wholly or in part by any a injury during said term to persons or property occasioned wholly or in part by any actor officials 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 restor the decised premises to their original state; and at the end of the term, quit and surrender the demised premises in as tool or er and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill not make any alterations, additions or improvements in said premises without the written consent of the Landlord, adult alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall to the principle of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the extination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and the rical extures, 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.
- or property caused by the elements or by other tenants or person in said 3. That the Landiord or Landiord's agents 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 team, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pites, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incompress hereditaments by any body other than Landlord; if at any time any windows of the demised premises before 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 by Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of lugs, yet hip or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall of be libble for any latent defect in the building, nor responsible for any package or article up byee of the Landlord or stolen by or from such employee; that the Landord shall further left with or entrusted to any 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-
- 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 spartment 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 permissable 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.
- 260.00 + \$5.00 Key Deposit 5. The Tenant has deposited with Landlord the sum of \$ for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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 Landiord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, convenants 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 accurity 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

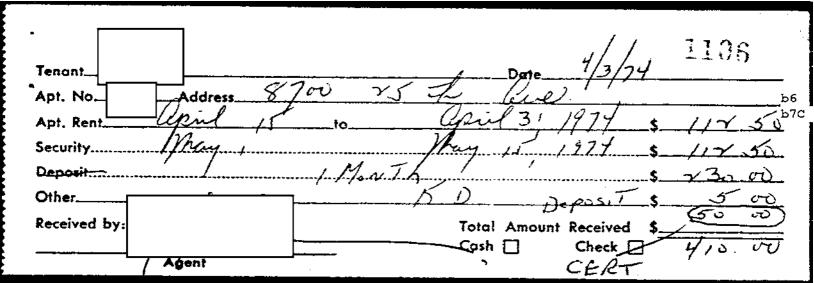
- 6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant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

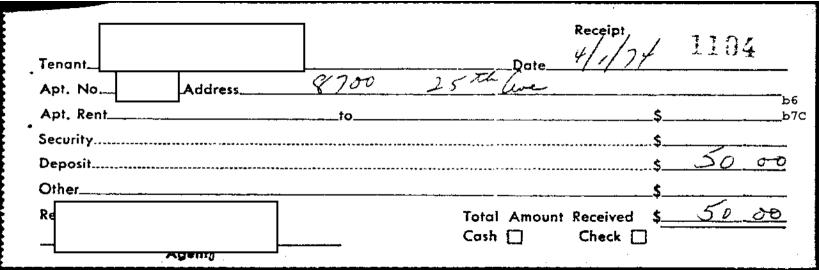
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Assignment

Tire Clares

Fire Damage





APPLICATION FOR APARTMENT  SOCIAL SECURITY  Name  Present Address  Business or Employer (firm name)  Address  Position  Position  Position Held Since 156 9 P  Present Landlord  Address  How long a tenant? 14 16 Reason for moving 65  Previous Landlord  Address  How long a tenant?  Reason for moving  References:  a) Name  b) Name  c) Name  Address  Bank  Address  Beationship  Children  Name:  Relationship  Relationship  Relationship  Relationship	none No Present Rent \$90.00
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Business or Employer (firm name)  Address  Position  Present Landlord  Address  How long a tenant?  Previous Landlord  How long a tenant?  Reason for moving  References:  a) Name  b) Name  c) Name  Address  Bank  Add	py Relationship YES or No Any Relationship Wes or No Any Relationship Wes or No
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	Chelsea Hall		the Landlord, and
	and		as-Tenant.
	Witnesseth: Ti	hat the Landlord hereby leases to the	e Tenant and the Tenant hereby hires from
Occupancy	the Landlord. Apartment	on the floor in premi	ses No. 8700 25th Avenue
	Borough of Bklyn C	ity of New York, to be occupied as	and for a private dwelling apartment only
Term	by the Tenant and his ow April 1,	n family and not otherwise, for the 1974, and terminating March	
made" FIAL	terminated as hereinafter	provided, at the annual rental of So-	Clause #Jopyable at the office of the

Agreement of Lease made the

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:

landlord or such place as it may designate, in equal monthly installments of See Clause #41each in advance on the first day of each calendar month during the term hereof, the first of said installments to be

3rd

day of

April

b6 b7C

- 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 beble therefor and shall ny di mages, injury or break-the overflow or escape of reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for reimburse the Landlord for cost of said repairs. The Tenant, was removed and any damage caused in age committed by the Tenant, his servants or visitors of the Tenant, and any damage caused in the Tenant his servants or visitors. water, steam or gas resulting from the negligence of the Tenant, his servants or vie Tenant will throughout all liability arising from said term and forever afterward indemnify and save harmless the Landlord for and agains' injury during said term to persons or property occasioned wholly or in part by any and soon of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the and of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the doctated premises to their original state; and at the end of the term, quit and surrender the demised premises is as cool or er 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 nd of the term, all injury done by the coursed premises to their original state; ments in said premises without the written consent of the Landlord. be made by either of the parties hereto upon the premises shall of the partiety of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the fell mation of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and fied rical vitures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall minestately become the property of the Landlord.
- no be mable for any failure of water supply or electric current, ele-3. That the Landlord or Landlord's agents # vator service, or for injury or damage to persen ty caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from item, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building on from pites, appliances or plumbing works of the same, or from any other place, or flow from any part of said building on them places, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incolorest 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 ugs pip or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall ot be likble for any latent defect in the building, nor responsible for any package or article mp byee of the Landlord or stolen by or from such employee; that the Landord shall further left with or entrusted to any 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 documen 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 Landford 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-
- 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 permissable 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, convenant 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, convenants 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, convenants 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

### 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-

(39)

Payment of

Rent

Repairs and Alterations

LEASE BOOK STORM SPLIT RENTAL SO GARACE BOOK SARDEX SB PLATE SB

Liability and Property Damage

Entry to Apartment

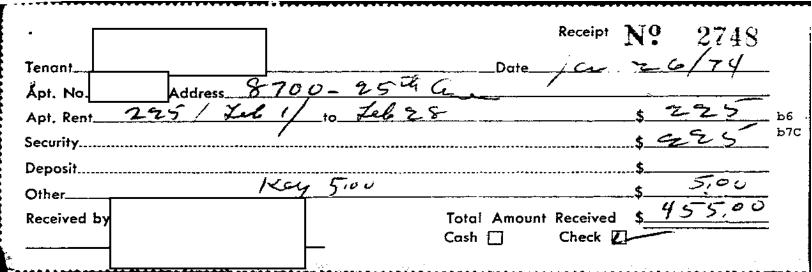
Security

Signs.

Assignment

Fire Clause

Fire Damage



RE-RENT ORDER DATE: 1/28/74
APT ROOMS 3 BLDG. Chelsen Half 66 b70
APPROVED RENTAL: \$ 125.00
OLD TENANT VACATING:
AVAILABLE FOR:
PREVIOUS RENTAL \$ 21/ .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
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 Vacances
DATE RENTED:
Rev. 3-72

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No. of Rooms	Applicants Must S	ubmit W-2 Forms	Date Car	121/74	
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Agreement of Lease made the 28th . 1974 , between January day of the Landlord, and Chelsea Hall as-Tenant. and That the Landlord hereby leases to the Tenant and the Tenant hereby hires from Witnesseth: floor in premises No. 8700 25th Avenue on the the Landlord. Apartment Occupancy 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 years, commencing Two January 31st, 19 76 unless sooner 1975, and terminating February 1st, 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 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: I. 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 Payment of Rent 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 Repairs and needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been dam-Alterations 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 T nant all to do so after notice to and in compliance with all laws, ordinances and governmental regulations, and should the lable therefor and shall the Tenant to make such repairs, the Landlord may make them and the Tenant mall be lable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for the damages, injury or break-124-LEASE BOOK age committed by the Tenant, his servants or visitors of the Tenant, and any damage water, steam or gas resulting from the negligence of the Tenant, his servant or vistors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and gainst any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any according on the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to report the demised premises to their original state: SPLIT RENTAL installation or removal of furniture and property, or otherwise, so as to record the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as cool order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and stall not make any alterations, additions or improvements in said premises without the written consent of the Landlock, and Laterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be in property of the said Landlock, and shall remain upon and be surrendered with the premises, as a part thereof, if the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and the crical extures, 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 fiable 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 team, gas, electricity, water, rain, snow, or dampness which may leak Liability building or resulting from falling plaster, or from team, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipe, appliances or plumbing works of the same, or from any other place, nor for interference with light or other interpretal hereditaments by any body other than Landlord; if at any time any and Property Damage 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 bereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, very in on insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not like of any latent defect in the building, nor responsible for any package or article left with or entrusted to any supplying the Landlord or stolen by or from such employee; that the Landord 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 entirment 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, decora-Entry to tions, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of Apartment 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 permissable hercunder 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 Security for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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 accurity 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 Landford. 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 Signs. 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 Assignment 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 Tire 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

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-

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

Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

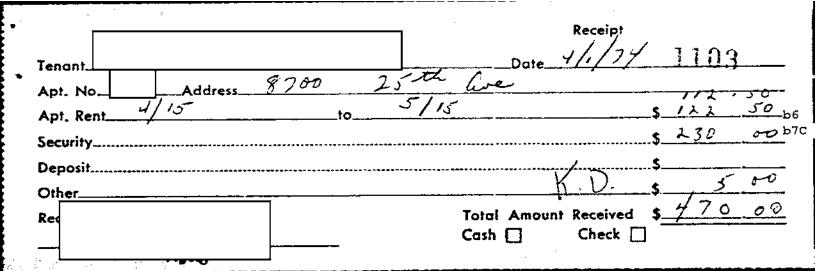
Clause

Tire

Damage

b6

b7C



No. of Rooms	Applicants Mus	st Submit W-2 Form	S Date 3/29/74
Apt. No.			Dep
31dg. No. 8700-25tha	ine		'(Not Less than One Month's Rent)
oldg. No. O Sklyn h H	ADDI ICATI	ON FOR APARTMENT	Bal. Mos. Rent
	AFFLICATION	THE FOR APARTMENT	1 Mos. Security
SOCIAL SECURITY #			
i. Name			Age
. Present Address.			Phone No.
3. Business or Employer (f	irm name)	N.Y. C.	Income:
Address			See Work Worken
Position		n Held Since 8-31-7	
1. Present Landlord PA	32	Address	Present Rent:
_	* ~		-MA GETTING MAR
5. Previous Landlord			TATE OF THE PARTY
_	***************************************	Reason for moving	
6. References:		Addaess	Any Relationship J- Right.
a) Name.		Address	Tes of No
b) Name	<u> </u>	Address	Any Relationship F12161
c) Name		Address	Any Relationship
Addless yau	2367 St	Acct in name of	SELF.
3. Do you own a car YES			Do you require a garage Yes of No
9. Intended occupants of ap-			1-C3 OF 140
•	ults		
Name: S	<del></del>	elationship FO	TURE WIFE.
		- 0	
		•	**************************************
	ildren	•	
Name:	***************************************	Relationship	AgeSex
		<u>Relationship</u>	•
In case of emergency -	notify	<u></u>	
Recommended By Friend			
Recommended By Friend Newspapee	lw Regn Ou	Thide Blog.	
11.0.1.0.1.0.1.0.1		Ner	
Age	***************************************	Applicant	
ľ	EPOSITS WILL	NOT BE REFUNDED	

Jean lease - 415/14- 235		, /
of Rooms 3 Feoms Applicant	s Must Submit W-2 Forms	Date 3/25/74
No		Dep. 50 00
No 8700-25 4/WE		'(Not Less than One Month's Rent)  Bal. Mos. Rent 5.60
	ICATION FOR APARTMENT	
		1 Mos. Security 236, cc
SOCIAL SECURITY #		,
Name	Break lyn h-	7 FI N
Present Address	English (M)	
Business or Employer (firm name)  Address.	BROOKLYN- N.	Income
Position	Position Held Since 24N-1973	
Present Landlord LIGING WIT		
How long a tenant? ALL MY	Reason for moving	ENTING MARRIED
Previous Landlord	Address	$ \Omega$
How long a tenant?	and the second s	WILL
References:		
a) Name	Addecss	Any Relationship 10
b) Name	Address	Any Relationship VES or No
, Nama	A 43ma	
c) Name	Address	Any Relationships Any Relationships Any Relationships Any Yes or No
Bank 3/64/N-5	AVINCE Branch 546 Ju	
<b>-</b>	Acct. in name of	
Do you own a car YES License No Yes or No		you require'a garage A
Intended occupants of apartment		10 Of 140
Adults		
Name:	Relationship AV Y S	ELF
Name:	Relationship AV S  Relationship FV Tu-3	e HUS BAND
Name:		······································
Children		
Name:	Relationship	Age Sex
Name:	Relationship	AgeSex
In case of emergency - notify		
ommended By Friend Stay A 17	- LISTED ON SICK OU	TSIDE OF BLUG.
Newtoner	***************************************	***************************************
	Name	
nt	Applicant	
nepasits 1	WILL NOT BE REFUNDED	
	1118F 160   DW 161	

	Agreement of Lease made the 1st day of April . 1974 . between
	Chelsea Hall and as Tenant. b6 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. 8700 25th Av8nue
	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 vears, commencing
	April 1st, 19 74 and terminating March 31st, 1976 unless sooner
Mark TEAL	terminated as hereinafter provided, at the annual rental of See Clause 4 ayable at the office of the
(Din)	landlord or such place as it may designate, in equal monthly installments of \$ See Clause 41 each in
(30)	advance on the first day of each calendar month during the term hereof, the first of said installments to be
12702	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.
LEAST TOTAL SO	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 the ble therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused in the overflow or escape of
GARAGE BOCK	said term and forever afterward indemnify and save narmiess the Landiord for and againstany and all liability arising from
PLATE 55	injury during said term to persons or property occasioned wholly or in part by any act or on soon of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the and of the term, all injury done by the
CARD 50 4	installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state; and at the end of the term, quit and surrender the demised premises in as not or er and condition as they were at the be-
	ginning of the term, reasonable wear by the elements excepted; and shill not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and ill alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the parties of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the contraction of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical extures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall mime lately become the property of the Landlord.
Liability and Property Damage	3. That the Landlord or Landlord's agents are not be hable 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 telm, 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 piace, nor for interference with light or other incompress hereditaments by any body other than Landlord; if at any time any windows of the demised premises before 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. Thank hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of lugs, years in or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall of by liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any manage of the Landlord or stolen by or from such employee; that the Landlord shall further
	left with or entrusted to any imployee of the Landlord or stolen by or from such employee; that the Landord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate

Entry to Apartment

LEAS

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 permissable 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.

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-

Security

- 5. The Tenant has deposited with Landlord the sum of : 230.00 + \$5.00 Key Deposit for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration

Assignment.

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,

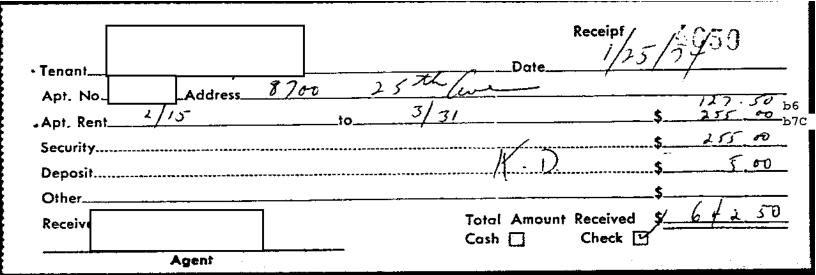
Tire Clause

Fire

Damage

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-

rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House



RE-RENT ORDER	DATE: //	125/74
RE-RENT ORDER  APT. ROOMS // B	LDG. Chelsin	a Hell b6
APPROVED RENTAL:		\$ 255.00
OLD TENANT VACATING:		
AVAILABLE FOR:	<u></u>	_
PREVIOUS RENTAL \$ 23 / .	<u>30</u>	
APT. RENT (Based on comp Rented 7/16/7	<del>-</del>	· \$
ADDRESS APT. #	_ \$	
ADDRESS APT. #	_ \$	
ADDRESS APT. # Average Rent Comp. Apts.	. <u>\$</u> ( <u>\$</u> )	
ADD: 5% (Taxes & Operation	ng Costs)	
TOTAL BASE RENT		•
APT. MARKET VALUE	•	
Garage/Services to be add Garage Equipment: Pool/Other:		•••
TOTAL APPROVED RENTAL:		255.00
IMPT.: If Total Approved additional services are a MARKET VALUE, apartment a tenant must be charged for (This clause must be incl	must be rented or painting, i	d "as is" and if desired.
Are we charging for paint Apartment Last Painted/	A	No Amt.\$
Remarks: A/S	Love Expe	unation_
APPROVED BY:	10 Va	caves
DATE RENTED:	<del></del>	<del></del>
Rev. 3-72		

o of Rooms	Applicants Must	Submit W-2 Form	1S Date	
t. No.	OK. In Vir	174 ad 25		
**	· NY YU	7, 000	(Not Less than	One Month's Rent)
lg. No	_ F	/ICE /		<u> </u>
ı	APPLICATIO	N FOR APARTMENT	1 Mos. Securi	у
SOCIAL SECURITY #	1			
Name				Age
Present Address.			Phone No.	
Business or Employer	(firm name).		Income:	
Address	n and the	Held Since 1966	731 - 33 -	
Present Landlord	Position	Address	Proper P	- 92 Z 5 ·
	18 V F AR	S Reason for movin	HOUSE S	ol 1)
	?		ME	
References:		7 -1	MA	1= R18
a) Name.		Address	Any Rela	tionship
b) Name.		Address	Anv Rela	Yes or No tionship \(\frac{1}{2}\)
c) Name		Address		Yes or No tionship 10
Address 17 / j	S License No.	Acct. in name of	<b>,</b>	
Yes or	No			Yes or No
Intended occupants of a	•	<u>-</u>		
Name:	duls	Relationship	NIFE	
Name:		Relationship	······································	<del></del>
Name:		Kelationship	SON.	
	hildren			
Name:		Kelationship	SON Age	Sex M
Name:		•	J	Sex
In case of emergency	- notify	_		
commended By Friend		***************************************	······································	
Newspaper		·····		
1		Name		·
gent		Applicant		
nfpn	SITS WILL NOT B	E REFUNDED		
EFE_T T				I

Agreement of Lease made the 21st day of January , 1974 , between the Landlord, and as Tenant.

	DВ
om	ь70

Occupancy

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Payment of

Repairs and Alterations

LEASE BOOK

SPLIT RENTAL

GARAGE BOOK

KARDEX & B

Liability and Property Damage

Entry to

Security

the Landlord. Apartment on the 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 vears, 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 be therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my dimages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the Jenant 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 on a non-of-Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the ind of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the decised premises to their original state; and at the end of the term, quit and surrender the demised premises is as odd order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill not more any alterations, additions or improvements in said premises without the written consent of the Landlord ad all all trations, additions or improvements in said premises without the written consent of the Landlord ad all all trations, additions or improvements made by either of the parties hereto upon the premises shall to the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, the leavation of this lease, without disturbance, molestation or injury. That any a
- 3. That the Landlord or Landlord's agents are in the Hable for any failure of water supply or electric current, elevator service, or for injury or damage to perso, or property caused by the elements or by other tenants or person in said building or resulting from failing plaster, or dromateting, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or taken plies, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incologous hereditaments by any body other than Landlord; if at any time any windows of the demised premises before 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 is Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of lugs, remit or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall got by liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any imployee of the Landlord or stolen by or from such employee; that the Landord 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 hy 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 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 permissable 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, convenant 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, convenants 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, convenants 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 tis 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)

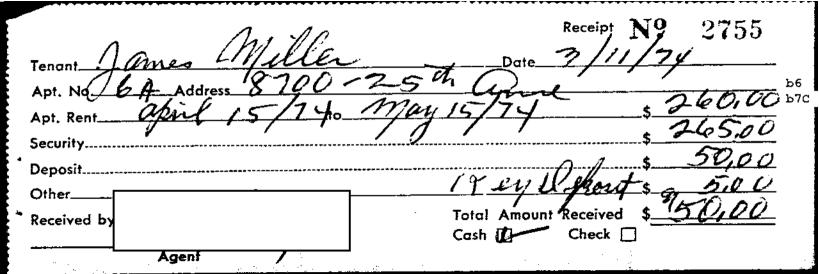
- 6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant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

Signs

Assignment

Mre Cianse

Fire Damage Security. Deposit. Other. Total Amount Received \$\_ Received Check []



Jean lease and your		.//
of Rooms A - Applicants Mu	ıst Submit W-2 Forms	Date 3/11/74
No. 6 A		Dep 50.00
No 8700-25 hans		'(Not Less than One Month's Rent)  Bal. Mos. Rent.
	ION FOR APARTMENT	
		1 Mos. Security.
SOCIAL SECURITY # 053-07-07		Apr 58
Present Address 501A SURFA	VE BYALYN	Phone No. 373 738
Business or Employer (firm name)		Income: 6000 yes
Address 1501 BROAD		NY
Position AGHIER Positi	ion Held Since 7/1/72	Phone No.
Present Landlord	Address_FOSA SUR	
How long a tenant? 1788	Reason for moving	
Previous Landlord	Address J025	VATO THE
How long a tenant?	Reason for moving	MARKET
a) Name.	ideess.	ny Relationship.
		Yes or No
b) Name	Address	Any Relationship (No No
c) Name	Address	Any Relationship 100 Yes or No
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Addless Characters St. 19	Branch Of Acct. in name of	
Do you own a car Ves or No	Dó	you require a garage 10
Intended occupants of apartment		Yes or No
,		
Name	Relationship	
Name	Relationship	——————————————————————————————————————
Name:	Relationship	***************************************
Children		
Name:	<del>-</del>	<del>-</del>
Name:	<b>-</b>	•
In case of emergency - notify		
mmended By Friend	***************************************	
Newspaper	N	
	Applicant	
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	NOT BE REFUNDED	

No. of Rooms	Applicants Must Submit W-2 Forms	Date 3/11/74
\pt. No		Den 50,00
•		'(Not Less than One Month's Rent
Bldg. No.	ADDITION FOR ADADTMENT	Bal. Mos. Rent
_	APPLICATION FOR APARTMENT	1 Mos. Security
SOCIALASECURITY #		
1. Name.		Age
2. Present/Address	-81Uh h-	Phone No
3. Business or Employer (	firm name)	Income:
Address	- 1- 7- 0- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1- 1-	
Positio	Position Held Since	7 7,7
4. Present Land	Address 50/12	
How long a tenant?	Reason for moving	
5. Previous Landlord	Address 3025 6	132
How long a tenant?	Reason for moving	
6. Referenc	Addaes	Polosia al in
a) I		Iny Relationship Yes or N
b) Nam	Addices	Any Relationship Yes of N
c) Name	Address	Any RelationshipYes or N
	Branch	Yes or (N
	Branch Acct. in name o	
Addless	Acct. in name of	
8. Do you own a car	License No.	Do you require a garage Yes or No
9. Intended occupants of a		
, ) Ac	dyles /	
Name A	Relationship	Alchand
/ Name	Relationship	
74 Name: L/	Relationship	
a Ca	nildren	
Name:	Relationship	Age Sex
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// In case of emergency	Relationship	
	***************************************	
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Ag <del>e</del> r	Applican	
	DEPOSITS WILL NOT BE REFUNDED	

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, 19 74 , between b6

Agreement of Lease made the March 15th day of

the Landlord, and

as Tenant.

Occupancy

Chelsea Hall

EMETINE

HERE Payment of Bent

Repairs and Alterations

MAGE EOGE Kardex Jef

Liability and Property

Damage

Entry to Apartment

Security

James Miller and That the Landlord hereby leases to the Tenant and the Tenant hereby hires from Witnesseth: floor in premises No. 8700 25th Avenue the Landlord, Apartment on the City of New York, to be occupied as and for a private dwelling apartment only Borough of Bklyn years, commencing by the Tenant and his own family and not otherwise, for the term of Two 1976 unless sooner March 31st. April 1st. 1974, and terminating 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 leach 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 Landiord may make them and the Tenant shall by therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my denages, injury or break-age committed by the Tenant, his servants or visitors of the Tenant, and any damage caused in the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout water, steam or gas resulting from the negligence of the Tenant, his servants or vistors. 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 and or ones on of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the and of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state; and at the end of the term, quit and surrender the demised premises is as too order and condition as they were at the between the term, reasonable wear by the elements excepted; and shall not more any alterations, additions or improvements in said premises without the written consent of the Landlord, and all remains, additions or improvements which may be made by either of the parties hereto upon the premises shall by the process of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, the tenination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and clearical vitures, 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 are in not be table for any feiture of water supply or electric current. water, steam or gas resulting from the negligence of the Tenant, his servants or va-Fort.
- 3. That the Landlord or Landlord's agents of inot be hable 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 team, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or tam piles, appliances or plumbing works of the same, or from any other piace, nor for interference with light or other incolores, hereditaments by any body other than Landlord; if at any time any windows of the demised premises been to 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. I main hereunder because of such closing or tarkening. That Landlord shall not be liable for the presence of lugs, reason or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall to be lib of for any latent defect in the building, nor responsible for any package or article left with or entrusted to any imployee of the Landlord or stolen by or from such employee; that the Landord 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 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-
- 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 permissable 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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 denosited 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-

Tire Damage.

Tire Clause

Signs

Assignment

LINCOLN

SHORE

·					Receip	No.	3732
Tenant				Dc	ıte	TAN S	7 1974
Apt. No.	_Address	27	27	0.1.			
Apt. Rent		to_				\$/	155 00
Security						\$\\ <u>\</u>	45.00
Deposit			<u></u>		Rent.	\$	245.
Other				Key ]	Deport.	\$	5.00
Recei	_			Total An Cash []	nount Receive	ed \$	195.00P
Tenant		-		Do		No	3733
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		to_				\$	<u> </u>
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Other						\$ <u>**</u> \$	145.
Rece				Total An Cash [	nount Receive Check		

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No. of Rooms 32	- Hphileaurs must	Submit W-2 Torms	Date // 17 / 7 / 7 / 7 / 7 / 7 / 7 / 7 / 7 /
Apt. No	- met il Tecl	87,000 Pary	Dep \$ 245
Bldg. No. 27-27 01	oplical lech	1/15/74	'(Not Less than One Month's Rent
Bldg. No.	1 .	///)//// N FOR APARTMENT	Bal. Mos. Rent.
Г	AFFLICATION	TOR APARTMENT	1 Mos. Security
SOCIAL SECURITY #		_	
1. Name			Age L
2. Present Address			Phone No.
3. Business or Employer	(firm name)		Income:
Address	1.		
Position	Position	Held Since 1967	Phone No.
4. Present Landlord		Address	Present Rent:
	· · · · · · · · · · · · · · · · · · ·	Reason for moving	
5. Previous Landlord		Address	ATIH)
•	>	Reason for moving	
6. References:		. A. 1	
a) Name		A Arress	Relationship Yes or N
b) Name		Address.	Iny Relationship Acan
c) Name.		Address.	Yes or N
			Yes or N
7. Bank	E PAVINGS	Branch Cone	- Etjacq
	19CT MEKMA	Acct. in name of	l 
8. Do you own a car Yes or		I	Oo you require a garage Yes or No
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9. Intended occupants of a	Paramet		
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Name:  Name:  Name:  Name:  Name:  In case of emergency  Recommended By Friend  Newspaper	- notify	Relationship Relationship Relationship Name Applicant	Age Sex
Name:  Name:  Name:  Name:  Name:  In case of emergency  Recommended By Friend  Newspaper	- notify. FY18nd	Relationship Relationship Relationship Name Applicant	Age Sex

Rent 245.00 J. year lesse Free GAS. Leve to Begin Jan 15, 1974 June to End Dec 31, 1975 Agreement of Lease made the 1974 , between day of January 8th 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 BrooklynCity 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

**b**6

1974, and terminating December 31, 1975 unless sooner January 1, , payable at the office of the terminated as hereinafter provided, at the annual rental of \$ 2940.00

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

Repairs and

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.

Alterations LEASE BOOK SPLIT RENTAL

GARAGE BOOK, KARDEX )

PLATE

26

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when necded, 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 an damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the derflow 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 a and il liablity arising from injury during said term to persons or property occasioned wholly or in part by any act ir omission of Tenant. family, guests, convants, 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 demines premises to their original state; and at the end of the term, quit and surrender the demised premises in as mod orderish condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not that any alterations, additions or improve-

Liability and Property Damaga

installation or removal of furniture and property, or otherwise, so as to restore be demice premises to their original state:
"And at the end of the term, quit and surrender the demised premises in as , od rederied condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not all any alterations, additions or improvements in said premises without the written consent of the Landlord, and shall all after tions, additions or improvements which may be made by either of the parties hereto upon the premises shall be as from try of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the transition of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fittings, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall incrediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be like to for any failure of water supply or electric current, elevator service, or for injury or damage to person or plop is caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from hand, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes as pliances or plumbing works of the same, or from any other place, nor for interference with light or other incorpused lareditaments by any body other than Landlord: if at any time any windows of the demised premises becomes closed darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain the boy of Tinant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tinant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tinant shall not be premises, nor shall their presence in any way affect this lease; that Landl lease; that Landlord shall not be table for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employe of the Landlord or stolen by or from such employee; that the Landord shall further not be liable by reason of the thore 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 document 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-

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 permissable hercunder 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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 resentry by Landford. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, convenants 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 Landford 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.

Tire Clause

Pire

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 Landiord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-

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Position	Po	sition Held Since YN	ntec Phone No.	
Present Landiord.		Address	Preser	nt Rent:
How long a tenant	? 4 Mont	Reason for mor	ving Larper	- PA
Previous Landlord		Address		
How long a tenan	er Four Ya	Reason for medi	ng.	******
References:				1.51
a) Name		Addres		elationship
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Address  Do you own a car Yes of  Intended occupants of	25 License No apartment	Acct. in name of	Do you require	RESOUND  RES
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Bank FIR  Address  Do you own a car Year  Year  Intended occupants of  Name:  Name:	License No apartment Adults	Acct. in name of  Relationship  Relationship	Do you require a	RESOLN  RESOLN
Bank FIR  Address  Do you own a car Year  Year  Intended occupants of  Name:  Name:	License No	Relationship Relationship	Do you require a	RESOLN  RESOLN
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Address  Do you own a car Yes of Intended occupants of Name:  Name:  Name:  Name:  In case of emergency ecommended By Friend	2. License No	Relationship Relationship Relationship Relationship Relationship	Do you require a  HUSBONT  WIFE  DOUGHTER Age	a garage No. Yes or No.
Address  Do you own a car Yes of Intended occupants of Name:  Name:  Name:  Name:  In case of emergency ecommended By Friend	2. License No	Relationship Relationship Relationship Relationship Relationship	Do you require a  HUSBONT  WIFE  DOUGHTER Age	a garage No. Yes or No.
Address  Do you own a car Yes of Intended occupants of Name:  Name:  Name:  In case of emergency ecommended By Friend  Newspaper	2. License No	Relationship Relationship Relationship Relationship Relationship	Do you require a  HUSBANT  WIFE  DOUGHTER Age	a garage No.  Yes or No.

2 YR. LEASE / MONTH RENT. # 275.00 Apr. MONTH SCOKING 275.00 7550.00 day of April . Agreement of Lease made the , 19 74 , between Lincoln Shore Apartments the Landlord, and as Tenant. the Landlord, Apartment on the Occupancy

Payment of

Rent.

Repairs and Alterations

LEASE BOOK ...

Liability and Property Damage

Entry to Apartment

Security

Signs

Fire

Tire

Daniage

Clause

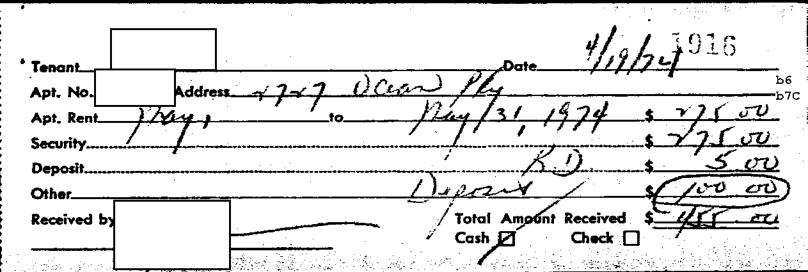
Assignment

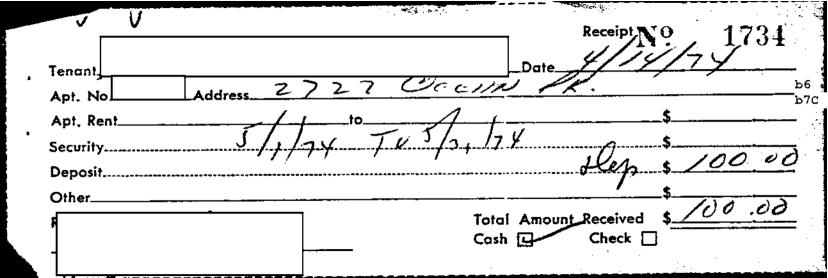
**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from floor in premises No. 2727 Ocean Parkway, Borough of Bklyn. City of New York, to be occupied as and for a private dwelling apartment only Two by the Tenant and his own family and not otherwise, for the term of vears, commencing 1974, and terminating April 30th May 1st. 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 \$ 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).

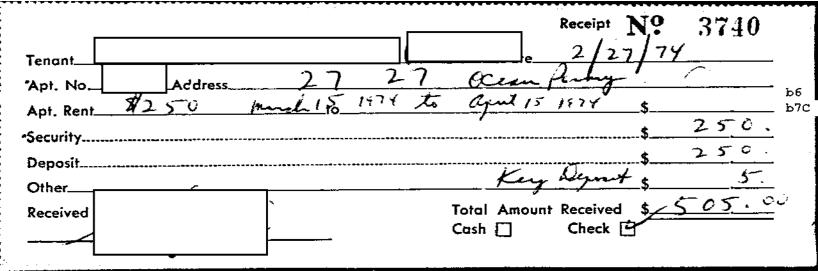
It is expressly understood that the said premises are also leased upon the following terms and conditions:

- 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 fall to do sc after notice to the Tenant to make such repairs, the Landiord may make them and the Tenant shall be lighte therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for an damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the deriflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visiters. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against are and all liability arising from
- "water, steam or gas resulting from the negligence of the Tenant, his servants or visits. The Tojant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against ag their il liability arising from injury during said term to persons or property occasioned wholly or in part by any access only of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demises premises to their original state; and at the end of the term, quit and surrender the demised premises in any od rederlond condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not talk any alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the rotarity of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the tree artion of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical flatures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall in tredia ely become the property of the Landlord.

  3. That the Landlord or Landlord's agents shall not be lighted for any failure of water supply or electric current, elevator service, or for injury or damage to person or plobe a caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from sam gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes any liances or plumbing works of the same, or from any other place, nor for interference with light or other incorp and light gaster, or from samp body other than Landlord; if at any time any windows of the demised premises become closed and farkened for any reason whatever, Landlord shall not be liable for any of the obligations of Topal referender because of such closing or darkening. That Landlord s 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-
- 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 permissable 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants and conditions of this lease, including any damages or deficiency in the re-letting 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, convenants 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-







RE-RENT_ORDER DATE: 3/1/7/
APT. ROOMS 31/V BLDG. June la Share 670
APPROVED RENTAL:
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
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: <u>A/S</u> <u>C</u> <u>C</u> .
APPROVED BY: Ne Lad 13 Varance  DATE RENTED:
Rev. 3-72

No. of Rooms 32. Appli	cants Must Submit W-2 Forms	Date 2/24/7:
Apt. No		Dep
Bldg. No. 27 27 0.P.		'(Not Less than One Month's Rent)
Ding. NO.	APPLICATION FOR APARTMENT	Bal. Mos. Rent
		1 Mos. Security
SOCIAL SECURITY #		
Name.     Present Address		Dhana NI
Present Address     Business or Employer (firm name)		Phone No
Address		ILICUAIG.
Position	Position Held Since Nov 12th 73	Phone No
4. Present Landlord		Present Rent:
	Reason for moving	
5. Previous Landlord	•	TELL.
How long a tenant?	Reason for moving	ND
6. References:	_	) <b>Y</b> •
a) Name	AAiress	ny Relationship Yes or No
b) Name	Address	any Relationship YCS
c) Name.	Address	Yes or No Any Relationship
Yamal	y. Savings Branch Coney Is	Ves or No.
Neath ne Aug	Unia rad	N YMU
		Do you require a garage NO
8. Do you own a car JCS Licens		Dayou require a garage
9. Intended occupants of apartment	t gradu	try in may.
Adults	walingfor	Mail time
Name:	1.3 0 =	band
Name:	Relationship Wife	<u> </u>
Name: Children	Relationship	<del></del>
Name:	Dalatia alia	A con
Name:	Relationship	Age Sex
Name:		Age Sex
Recommended By Friend		
		**************************************
Newspaper	7	
Agent	Applican	
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No. of Rooms 3 1 Applic	cants Must Submit W-2 Forms	Date 2/27/74
pt. No		Dep
ldg. No. 2727 Ocean Paul	ly-	'(Not Less than One Month's Rent) Bal. Mos. Rent
	APPLICATION FOR APARTMENT	
SOCIAL CONTINUE		1 Mos. Security
SOCIAL SECURITY #	(GUARANTOR)	
Present Address	· · · · · · · · · · · · · · · · · · ·	Phone No
. Present Address		Phone No.
6. Business or Employer (firm name	L	Income:
Address.  Position	Position Held Since	Phone No.
<u> </u>		<i>X</i> ~ ~
How long a tenant? 193	Address.  Reason for moving	Present Rent: 00
How long a tenant?	A 11	
	AddressReason for moving	MED
6. References:		) / 4
a) Name	AAkresss	Any Relationship
b) Name	Address	Yes or No
	117	Any Relationship Yes or No
c) Name	Address	Any Relationship Yes or No
. Bank	Branch	Yes or No
Addires		
Do you own a car 4eS License		Do you require a garage NO
yes or No		Yes or No
). Intended occupants of apartment		
Name		
Name:	Kelationship	SON. ZE DAUGHTER INIAU
Name:	<del>-</del>	
Name: Children	Relationship	<del>4.2</del>
	Dalasta - 3.1	A ~~ ^
	Relationship	
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<b>X</b> T		
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	2/27/24
NEW 1200	con FT Refugeration APT 2 yearlane 250 Kent 2/27/74
2. 4 CTT	1 . The average to start march 1 1974 250 Security
	14. 23. 1976.
27 27	
	Eight Pilltill of Least made the 20th day of red day , 19 , between b7c
	Lincoln Shore Apartments the Landlord, and
	And as Guarantor) as Tenant.
	Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from
	2727 Accan Parkway
Occupancy	
	Borough of BrooklynCity 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 vears. commencing
	March 1, 1974, and terminating February 28, 19 76 unless sooner
Pank will	terminated as hereinafter provided, at the annual rental of \$ 3000.00 , payable at the office of the
BORATIAL	landlord or such place as it may designate, in equal monthly installments of \$250.00 each in
(a.m.)	
( 50)	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	1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by
Rent	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 Landiord.
Repairs and	2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when
Alterations	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,
γ	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 lighte therefor and shall
LEASE D - V.	reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any dampes, injury or break-
SPLIT REDUCED TO	age committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the operflow or escape ofwater, steam or gas resulting from the negligence of the Tenant, his servants or visitors, The Tenant will throughout
GARAGE BOUK []	said term and forever afterward indemnify and save harmless the Landlord for and against and and it liability arising from "injury during said term to persons or property occasioned wholly or in part by any act omission of Tenant, family, guests,
KARDEX / 43	gervants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the
PLATE SA	installation or removal of furniture and property, or otherwise, so as to restore the demined premises to their original state;and at the end of the term, quit and surrender the demised premises in as a self-derived condition as they were at the be-
PLATE SA	ginning of the term, reasonable wear by the elements excepted; and shall not take my alterations, additions or improve- frients in said premises without the written consent of the Landlord, and alkalterations, 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 term ation of this lease, without disturbance, molesta-
	and be surrendered with the premises, as a part thereof, at the tipol atjon of this lease, without disturbance, molesta- tion or injury. That any and all shelves, plumbing and electrical fix ures, or any other improvements that the Tenant may
	place or cause to be placed in the said apartment shall in media ely become the property of the Landlord.
Liability and Property	3. That the Landlord or Landlord's agents shall not be light for any failure of water supply or electric current, ele- vator service, or for injury or damage to person or piopolisis caused by the elements or by other tenants or person in said

Damage

building or resulting from falling plaster, or from seam gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes and liances or plumbing works of the same, or from any other piace, gas, electricity, water, rain, snow, or dampness which may leak cal breditaments by any body other than Landlord; if at any time any nor for interference with light or other interdarkened for any reason whatever. Landlord shall not be liable for any windows of the demised premises become closed damage that Tenant may sustain the eby lease from any of the obligations of T par ed Tenant shall not be entitled to any compensation or abatement of rent or rereunder because of such closing or darkening. That Landlord shall not be or insects, if any, in the premises, nor shall their presence in any way affect this liable for the presence of bugge be for any latent defect in the building, nor responsible for any package or article of the Landord or stolen by or from such employee; that the Landord shall further lease; that Landlord shall not be I left with or entrusted to any entroloy not be liable by reason of the Ware 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 Landford 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-

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 permissable 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 \$250.00 + \$5.00 Key Deposit for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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 "enant 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 (Interest Bearing) 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.

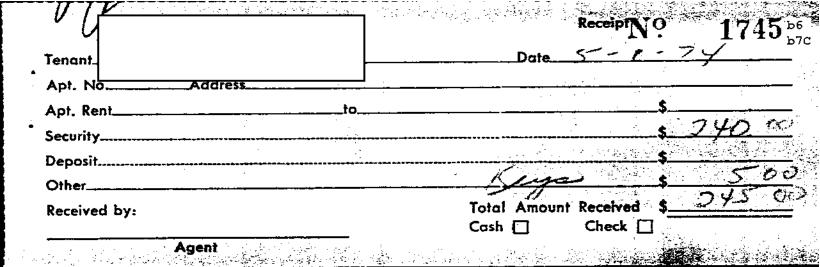
Fire Clause

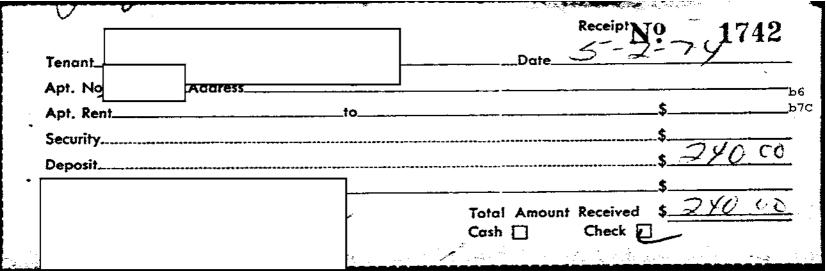
will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Bureau of Buildings, the Department of Health, the Tenement House Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which

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-





Apt. No		Dep
$\sim$ $\sim$ $\sim$		'(Not Less than One Month's Rent)
Bldg. No. 272701.	DDI ICATION FOD ADADTMENT	Bal. Mos. Rent
	APPLICATION FOR APARTMENT	1 Mos. Security
SOCIAL SECURITY #		
I. Name		Age
2. Present Address.		pne No.
3. Business or Employer (firm name		Income:
Address		
Position		Phone No
4. Present Landlord	Address	Present Rent:
How long a tenant? H Dea		More conserve
6. Previous Landlord How long a tenant? 2 4	Agatess Person for more	A P.D
6. References:	Reason for moving	
a) Name.	Adress	Any Kelationship
		Yes or Ma
b) Name	Atddress	Any Relationship Yes or No
c) Name	Address	Any Relationship
7. Bank Clemacal	Bank Branch 401 1	lateus & Run Yes or No
Adire 401 flat be		
8. Do you own a car License 1		Do you require a garage 170
¥c⇒ at No		Yes-or No
9. Intended occupants of apartment		
Adnim	<u> </u>	<del></del>
Name:	Relationship 770	2.7.7
Name:  Name:	Relationship	agray
Children		
\ \	Relationship	Aor Cur
Name:	P-1-tionship	Age Sar
In case of emergency - notify_		
Recommended By Friend		
Newspaper	Ŋ	
Agent	Applicant_	
	LL NOT BE REFUNDED	
INCOME VIEW	I MILL KE KEFILMITI	

2 YEAR LEAST MONTH KENT \$240.00 1 MONTH SCOVERTY \$240.00 APT. SARY74 Agreement of Lease made the , 19 74 , between 7th May Linkoln Shore Apartments the Landlord, and and as Tenant. Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from

Decupancy

Payment of Rent

Repairs and Alterations

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R/E TAX CL

Lishitty and Property

Damage

Entry to Apartment

Security

Signs

Tire

Tire

Demage

Clause

Assignment

on the floor in premises No. 2727 Ocean Parkway the Landlord. Apartment 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 1974, and terminating May 1st, April 30th. 1976 unless sooner terminated as bereinafter 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 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 necded, 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 reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for the denages, 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 har all liability of the landlord of the landlord for and against any har all liability of the landlord for and against any har all liability of the landlord for any damage. 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 as or or property occasioned wholly or in part by any as or or property done by the
- injury during said term to persons or property occasioned wholly or in part by any at or or one-group of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the lod of the term, all injury done by the Installation or removal of furniture and property, or otherwise, so as to restor the decimed premises to their original state; and at the end of the term, quit and surrender the demised premises is as ood or er and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill not must any alterations, additions or improvements in said premises without the written consent of the Landlord had ill alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall to the parties, because the surrendered with the premises, as a part thereof. The fer isation of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical vitres, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall nime attely become the property of the Landlord.

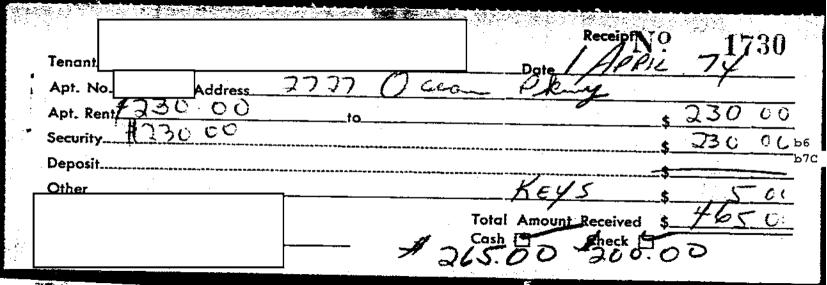
  3. That the Landlord or Landlord's agents at my behable for any failure of water supply or electric current, elevator service, or for injury or damage to person or broom ty caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from team, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building on them place, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incolores hereditaments by any body other than Landlord; if at any time any windows of the demised premises before closen or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustains herein and thereditaments by any body other than Landlord shall not be liable for the presence of lugs, te hij or insects, if an left with or entrusted to any implyee of the Landiord or stolen by or from such employee; that the Landord 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 Landiord or the Landlord's agents, necessary or permissable hercunder 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 falthful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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 Landiord 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 is 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 Landford'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-

Applicants Must Submit W-2 Forms 4/1-7/
No. of Rooms.  Of for 4/1/74  Value 1
Apt. No. Apt. No. Apt. No. 2727 Oce AN Printy Ball Mos. Rose 230.00  APPLICATION FOR APARTMENT 230.00
Bidg. No. 2727 COEAN FAMILY.  APPLICATION FOR APARTMENT  230.00
1 Mos. Security
SOCIAL SECURITY #AgeAge
2. Present Address Phone No.
3. Business or Employer (firm name)
Address BROOKLYN NEW YORK 11235
Position Position Held Since Phone No
4. Present Landlord TRUMP Address Present Rent: \$190.
How long a tenant? DEC. 1473 Reason for moving BIGGER ART.  5. Previous Landlord LIVE WITH FIRMLY Address
How long a tenant? Reason for moving
6. References:
a) Name Relationship New E
b) Name Address HNIE AD MOCOGAny Relationship NO
c) Name Address v relationship 200
Yes or No
Yes or No
9. Intended occupants of apartment
Adults
Relationship SELF  Relationship
Name: Relationship.
Children
Name: LONE Relationship Age Sex
Name: Relationship Age Sex
In case of emergency - notify
Recommended By Friend
Name
Age Applicant
NOT BE REFUNDED
Signed by

a of Rooms	Applicants Must Submit W-2 Forms	Date 4-1-14
lg. No. 2727		'(Not Less than One Month's Rent) Bal. Mos. Rent 2300
	APPLICATION FOR APARTMENT	1 Mos. Security
SOCIAL SECURITY #_		· —
Name	(Sugrantor)	
Present Address	Billyn D.Y.	Phone No.
. Business o <u>r Employer (fi</u>		Income:
Address	B'Hym, b.y.	11035
Positio	Position Held Since 1972	Phone No.
. Present Landlord	Address 92 a for	Present Rent: #150. X
How long a tenant?	•	
. Previous Landlord	Address	* ZIGI
How long a tenant?	Reason for moving	
. References:	T 1	U
a) Name	Address	Any Relationship Yes or No
b) Name	Address	Any Relationship
,		Yes or No
c) Name	Address	Any Relationship Yes or No
Bank T	Branch	······································
Address	Acct. in name of	
. Do you own a car	License No.	Do you require a garage
Yes or No		Yes or No
. Intended occupants of apa		
Adu		
	Relationship	
	Relationship	
	Relationship	
	idren	
	Relationship	
	Relationship	AgeSez
	notify	
tecommended By Friend		
	Na	₫
Agent_	Applicant	
. •		



AST	APRILIGATION THE SCOULITY JRU. U.O.  APRILIGATION THE SCOULITY JRU. U.O.  Apriliant of Teage and the 8th day of April 1971 between	
STARTS	APR. 1,197/ 190NTH SEQUELLY -460.00	b6 b7C
and lease	Agreement of Lease made the 8th day of April . 1974 . between	ļ
Fills	Agreement of Lease made the 8th day of April . 1974 . between Lincoln Shore Apartments the Landlord, and	,
,	and (as Guarantor) 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 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 vears, commencing	,
	April 1st, 1974, and terminating March 31st, 1976 unless sooner	
Rent	terminated as hereinafter provided, at the annual rental of \$ 2760.00 , payable at the office of the	
INITIAL	landlord or such place as it may designate, in equal monthly installments of \$ 230.00 each in	
Rin	advance on the first day of each calendar month during the term hereof, the first of said installments to be	;
31	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 Lent	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 beble therefor and shall ny di mages, injury or break-the overflow or escape of reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for age committed by the Tenant, his servants or visitors of the Tenant, and any damage caused water, steam or gas resulting from the negligence of the Tenant, his servants or va Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against injury during said term to persons or property occasioned wholly or in part by any action or or servants, assigns or undertenants of Tonant. The Tonant will repair, at or before the and all liability arising from son of Tenant, family, guesta. nd de the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the d used premises to their original state: er and condition as they were at the beand at the end of the term, quit and surrender the demised premises in as co ginning of the term, reasonable wear by the elements excepted; and shall not ments in said premises without the written consent of the Landlord and ill alterate be made by either of the parties hereto upon the premises shall of the principle of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, of the tentiation of this lease, without disturbance molecular tion or injury. That any and all shelves, plumbing and disturbance molecular transfer of the lease, without disturbance molecular transfer or injury. ke any alterations, additions or improvetion or injury. That any and all shelves, plumbing and clearical vetures, 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

EEASE BOOK

BPLIT RENTAL .....

GARAGE BOOK ......

KARDEX / S.C.

not be Mable for any failure of water supply or electric current, ele-3. That the Landlord or Landlord's agents # 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 team, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from piece, appliances or plumbing works of the same, or from any other piece, nor for interference with light or other incompress hereditaments by any body other than Landlord; if at any time any nor for interference with light or other windows of the demised premises belong 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 fugs, yearir or insects, if any, in the premises, nor shall their presence in any way affect this liable for the presence of lugs, lease; that Landlord shall ot b libble for any latent defect in the building, nor responsible for any package or article mployee of the Landlord or stolen by or from such employee; that the Landord shall further left with or entrusted to any 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 documan 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 Landiord 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-

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 permissable 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, convenant 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, convenants 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, convenants 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 tis 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.

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

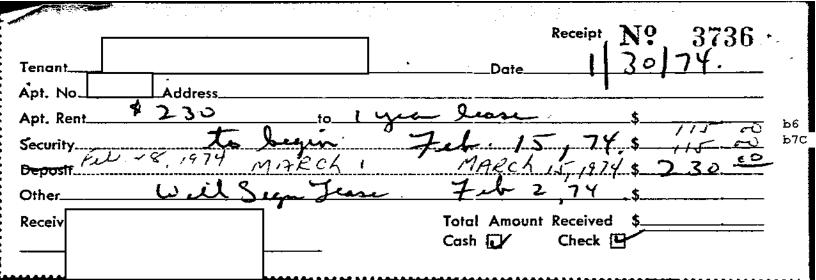
8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which

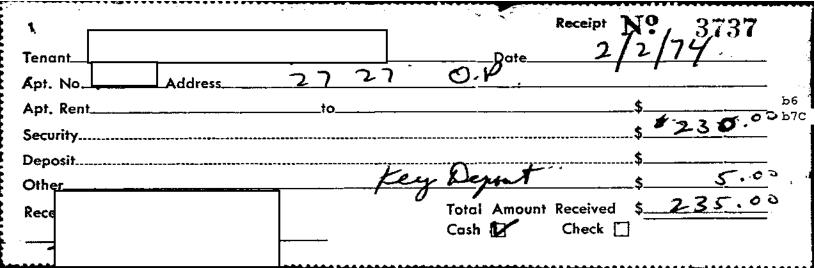
Fire Cisuse

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-

Tire Damage





lo. of Rooms 3//2	Applicants Must Submit	W-2 Forms Date	1/28/74
pt. No. 2727	APPLICATION FOR A	Dep '(Not L. Bal. M	fos. Rent 260 - 2x
SOCIAL SECURITY # Name Present Address	7.20	ZK L V N Phone	Age
Business or Employer (find Address Position Present Landlord	Position Held Sinc		No
How long a tenant?	3  VEARS Reason	for moving SELLIN	esent Rent:
			EU
a) Name b) Nam c) Name	ddre	SS	Yes or No  Yes or No
Bank GREN Poll Addless  Do you own a car You S	Branch Acct. i	n name of	Yes or No
Yes or No Intended occupants of apa Adu	rtment	EMPLOYER DEED	Yes or No
Name: Name: Name:	(wife) Relation	onship.	INCOME
74 Chi	Relation Relation Relation Relation Relation Relation	•	A 0.0 Co
	Relation	•	AgeSex
ecommended By Friend	Ø		·····
gent Chors	Applic		
accidity D	EPOSITS WILL NOT BE F	REFUNDED	

No. of Rooms 3//2	Applicants Must	Submit W-2 Form	S Dute / 18	1//
Apt. No.	Ista lea	ese, 2/15/07	У Dep	
2 7 7		x 22000	(Not Less than On	e Month's Hear
Bldg. No.		FOR APARTMENT	Bal. Mos. Rent	N2 00
	AI I EIOATION	TON ALANTMENT	Mos. Security	7300
SOCIAL SECURIT	V #	call 4	30 modely "	
1. Name	<u></u>	TRUKLYA	Phone No.	age
<ol> <li>Present Address</li> <li>Business or <u>Employ</u></li> </ol>	er (firm name)		Income:	-
Address	CI (MIN MAINE)	Turke Established		<del>-</del>
Position	Position 1	Held Since 1969	Phone No	
4 Present Landlord		Address	Present Ren	t:
How long a tena	nt? DIFFEE	Reason for moving	EX1517 17	AUSE.
5. Previous Landford	and regarded the	Address		
How long a ten	ant?	Reason for moving	THE W	<u></u>
6. References:		7 1		
a) Name.		dddess	iny Relatio	nship <i>EPC #</i> Yes or No
b) Name		dress_	y Relatio	nship 🚐 🗀
c) Name	anus	Address		Yes or No
	Paint		& CAURCA	Yes or No
			S CHURCE	<del>/_</del>
Addless	vac	Acct. in name of		
8. Do you own a car	s or No	u	yo von tedante a Sataf	Yes or No
9. Intended occupants	of apartment	1.1.26 12.	Great heres	. <del>-</del> .
erija Stational ( <u>A. J. Sk</u> )	Adults	7		
Name:	Curica	Relationship		
Name:	\(\sigma\)	Relationship		(NOCOME"
/ Name:	Children	Relationship.		
les Name:	Candren	Relationship	Age	Č
Name:		Relationship	Age	Sor
In case of emerger	ncy - notify		8	
Recommended By Friend				
Accommended by Friend	B. C. Comment			······································
W le	harrand na inspireri	N		
Agent		Applicant		L
			The following	
	DEPOSITS WILL NO	I RF KFLANDED		
receive any fee or commission	the landlord's agent is permitted for the renting or reservation of	Signed by		·····
artments. Applicant represents to connection with this application.	sat he has made no such payment			-

_ &	Jesse to start Feb 1 1974 Security 230.00  Jesse to start Feb 1 1974 Security 230.00  Jesse to end Jan 31 1975 Key Deposit 5.00  Agreement of Joseph and the 31 of Jan 20	
Tree D 2/AC NEW Reform	Test t start Fet 1 1874 C # 230.00	
2/AC	Tour to end Ban 31 1975 Security 250.	
NEW REFRIG	Agreement of Lease made the 31st day of January 1974, between	b6
	Lincoln Shore Apartments the Landford, and	b7C
	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	
Occupancy	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 vears, commencing	
24122	February 1st, 1974, and terminating January 31st, 1975 unless sooner	
Rent	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	1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by	
Rent	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	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-	
Alterations /	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 found the Tenant fail to do so after notice to	
- X /w	the Tenant to make such repairs, the Landlord may make them and the Tenant shall be lighte therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for an damages, injury or break-	
EASE SOUT <u>William</u> Best Sebit	age committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the derflow 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 and intended liability arising from rinjury during said term to persons or property occasioned wholly or in part by any actor omission of Tenant, family, guests,	
ARDEX 15B	servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the ent of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the densited premises to their original state:	
AIF_V 56	and at the end of the term, quit and surrender the demised premises in as and refer and condition as they were at the be-	
AHE	ginning of the term, reasonable wear by the elements excepted; and shall not half 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 trouver of the said Landlord, and shall remain upon and be surrendered with the premises as a part thereof, at the transform of this lease, without disturbance, molesta	
	tion or injury. That any and all showes, plumbing and electrical figures, or any other improvements that the Tenant may place or cause to be placed in the letter apartment shall in mediately become the property of the Landlord.	
Liability	3. That the Landford of Landford's agents shall not be light for any failure of water supply or electric current, ele- vator service, or for injury or smage to person or plops. caused by the elements or by other tenants or person in said	
and Property Damage	building or resulting from failing plaster, or from S. am, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes and lances or plumbing works of the same, or from any other piace,	
	nor for interference with light or other become cal bereditaments by any body other than Landford; if at any time any windows of the demised premises become closed. Larkened for any reason whatever, Landford shall not be liable for any	
	damage that Tenant may sustain thereby and Tmant shall not be entitled to any compensation or abatement of rent or re- lease from any of the obligations of Turk Hereunder because of such closing or darkening. That Landlord shall not be	
	liable for the presence of bury. Time of insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be subject or any latent defect in the building, nor responsible for any package or article	
	left with or entrusted to any encloyee of the Landlord or stolen by or from such employee; that the Landord shall further not be liable by reason of the libre 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	4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decora-	
Apartment	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 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 permissable hercunder 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 Tenunt of each and every term, provision, convenant 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, convenants 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, convenants 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 Landford 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	
Mgus	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.	
Clause Tire	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

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-

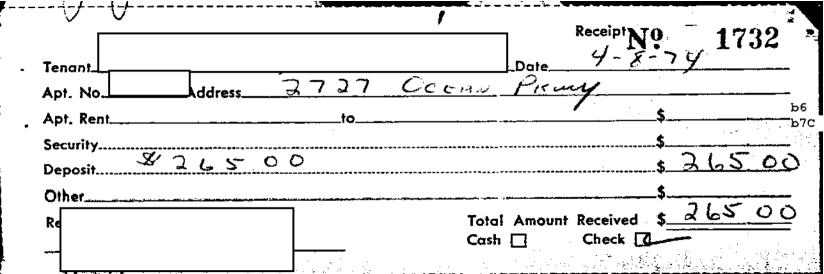
9. That in the event the Tenant's apartments shall be damaged by fire or damaged in any manner as a result of a fire

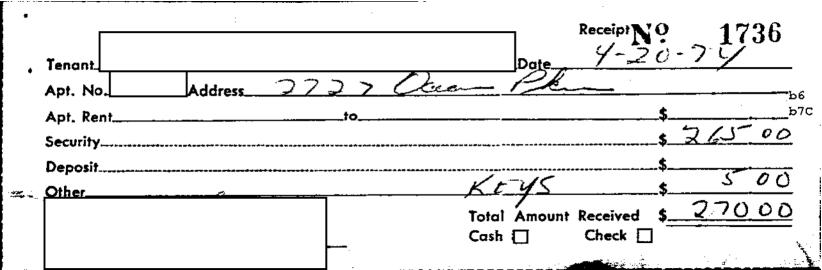
Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

Tire.

Damage

. Supt Has gapail · ments - this is the reason for Time allowed.





Applicants Mus	t Submit W-2 Forms	Date 4-9-74
		Dep 9 2 65.00
ldg. No. 2727 Oceran Pruy.		(Not Less than One Month's Rent)  Bal. Mos. Rent
APPLICATIO	ON FOR APARTMENT	
SOCIAL SECURITY #		1 Mos. Security
Name		Age
Present Address		Phone No
Business or Employer (firm name)		Income:
Address	D.Y.C. D.Y. 1	0019
Position Position	Held Since 2/2 11-	Phone No
Present Landlord	Address ZZZZZZZZZZ	27/2/resent Rent: 162/0
How long a tenant? 1/2c/ear	Reason for moving	to raise aps.
Previous Landlord leved with pace		
_	Reason for meeting.	L V V
. References:	L. 1 The	mi Rockaway
a) Name	Addres	ny Relationship Yes or No
b) Name	Address	ny Relationship Yes or No
c) Name	Addres	3.1.1. 3.
Bank Kakemal Bank of Na	- 1/Cus Itio	Yes or No
Bank Place Print ag 17cc	Branch / J J	away m coaca a
Address		
Do you own a car License No	D	you require a garage
. Intended occupants of apartment		
Adults		
Name:	-	***************************************
Name: Name:	Relationship	
Name:	Relationship	
Name:	Relationship Relationship	
Name:  Name:  Children  Name:	Relationship Relationship Relationship	AgeSex
Name: Name:  Name:  Name:  Name:  Name:	Relationship  Relationship  Relationship	Age Sex
Name:  Name:  Name:  Name:  Name:  In case of emergency - notify	Relationship Relationship Relationship Relationship	Age Sex Sex
Name:  Name:  Name:  Name:  Name:  In case of emergency - notify	Relationship Relationship Relationship Relationship	Age Sex Sex
Name: Name:  Name:  Name:  Name:  Name:	Relationship Relationship Relationship Relationship	Age Sex Sex
Name:  Name:  Name:  Name:  Name:  In case of emergency - notify	Relationship Relationship Relationship Relationship	Age Sex Sex
Name:  Name:  Name:  Name:  Name:  In case of emergency - notify  ecommended By Friend	Relationship Relationship Relationship Relationship	Age Sex Sex
Name:  Name:  Name:  Name:  Name:  In case of emergency - notify  ecommended By Friend  gent	Relationship	Age Sex Sex

lg. No 2727 Danger Pruy	ION FOR ARABTMENT	(Not Less than One Month's Rent)  Bal. Mos. Rent
APPLICAT	ION FOR APARTMENT	1 Mos. Security
SOCIAL SECURITY #		
Name	Briance	
Present Address		Phone No.
Business or Employer (firm name)	F7 0 10 20 los	Income:
Address		way
	ion Held Since 3400/S	
Present Landlord		
How long a tenant?	•	-717
. Previous Landlord		TA EV
How long a tenant?	Reason for meeting.	Y T
References:	、ハトレ	
a) Name	Addres	Any Relationship Yes or No
b) Name	Address	Any Relationship Yes or No
c) Name	Address	Any Relationship
71		Yes or No
	Branch	
Address	Acct. in name of	
. Do you own a carLicense No	Do	you require a garage
Yes or No  Intended occupants of apartment		rea or no
Adults		
Name:	Relationship	
Name:	•	
Name:	•	
Children		
Name:	Relationship	A oe Sev
Name:	•	
In case of emergency - notify		
Recommended By Friend		
Newspaper	1	021.14
	Annlienes	
\gent	Applicant=	

APT. 1MONTH RONT 265.00
FOR MAY 15, 1974 MONTH SECURITY 265.00
\$53000 265.00 Agreement of Lease made the day of April

. 1974 . between the Landlord, and

Lincoln Shore Apartments

as Tenant.

b6

Occupancy

RHTIAL

HERE

Payment of

Repairs and

Alterations

and That the Landlord hereby leases to the Tenant and the Tenant hereby hires from Bitnesseth: floor in premises No. 2727 Ocean Parkway the Landlord, Apartment L on the

Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only Two by the Tenant and his own family and not otherwise, for the term of veats, commencing

May 1st,

19 74 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 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 berein, and make, as and when necded, 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 be be therefor and shall decimber the Landlord for cost of said repairs. The Tenant will reimburse the Landlord or my donages, injury or break right committed by the Tenant, his servants or visitors of the Tenant, and any damage caused on the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or vitor 1 to Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and cains into his liability arising from injury during said term to persons or property occasioned wholly or in part by any as or or or on the Tenant, family, guests, servants, assigns or undertenants or Fronant. The Tenant will repair, at or before the nd of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the during of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the during of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the during of the term, all injury done by the installation or injury and at the end of the term, quit and surrender the demonstrate premises in a root or order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill no make any alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall of the principle of this lease, without disturbance, and be surrendered with the premises, as a part thereof, they drawing and the elements or by other tenants or person in said building or resulting from falling plaster, or from 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

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 documen 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-

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 permissable hercunder 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 : 265.00 + \$5.00 Key Deposit for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accound 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, convenants 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 sule, 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.

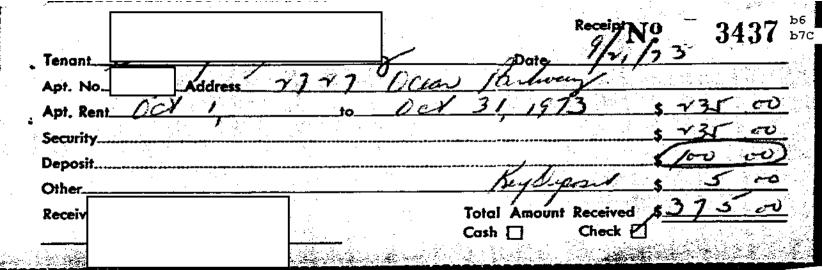
Tire

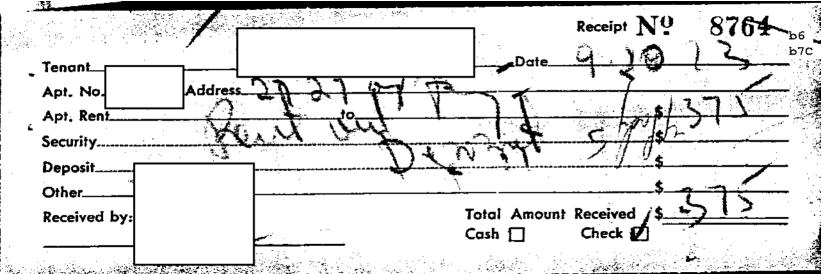
Clause

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.

Tire 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 Landiord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-





		3- 235- W	<del>-</del>	$\int_{-\infty}^{\infty}$
o. of Rooms 3 E		ust Submit W-2 Forms	Date	9.73
ot. No		235 per ne	Dep. (Not Less than O	ne Month's Bent)
dg. No. 2727.	- op		Bal. Mos. Rent.	
	APPLICAT	TON FOR APARTMENT	1 Mos. Security.	\$ ,100
SOCIAL	Y #.		,	
Name			····	Age CC
Present Address.		BKlyn 1122	Phone No	
Business or Employe	er (firm name)		Income:	(OR
Address		· listo	1	
Position	Posit	ion Held Since 1953	Phone Nd	. 1712
Present Landlord How long a tenar	+> 16 URS	Address Reason for moving		it: 12/13
Previous Landlord	14	Address.	and the state of t	Bree
	int? 19 YPS	Reason for moving	STIFF	J
References:	· · · · · · · · · · · · · · · · · · ·		1	
a) Name		Addaess	ny Relatio	onship
b) Name		Address	Any Relation	onship
c) Name		Address	any Relation	Yes <del>or Ni</del> nashin
Addless	ewkirk Plana	Saving Bank Branch Trewk Acct. in name of.		
	License No		Do you require a gara	ge
Intended occupants o				1-0F 110
- -	Adults	¬ ,		
Name:		Relationship #	skand	·····
Name:.		Relationship Hu Relationship Wy	KL	***********************
Name:		Relationship		
13 Name	Children	Dalationahin	A	Carr
		Relationship Relationship	Age	Sev
✓ In case of emergen				Brook
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Newspape	<u></u>	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		**************************************
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	Park   Park	Applicant_		
ge		~~		
34		LIAN DE DESILEDES		
Stru.	DEPOSITS WILL	NOT BE REFUNDED		

Agreement of Lease made the 19th

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

day of September

. 1973 . between

incoln	Shore	Apar	tments	_	the	Landlord,	and
		•	-				


Occupanci

Bent

Bepairs and Alterations

Payment of

LEASE BOOK, SPLIT RENTAL

GARAGE BOOK, KARDEX.

CARD S. Ban

Liability and Property Damage

Entry to Apartment

Security

Aad as Tenant. Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from in premises No. 2727 Ocean Farkway the Landlord, Apartment on the Borough oBrooklyn 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, September 30, 1975 unless sooner 19 73, and terminating , payable at the office of the terminated as hereinafter provided, at the annual rental of \$2820.00 landlord or such place as it may designate, in equal monthly installments of \$235.00 advance on the first day of each calendar month during the term hereof, the first of said installments to be

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

- I. 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 light therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for an dam ges, injury or breaksize committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the derflow or escape of
  water, steam or gas resulting from the negligence of the Tenant, his servants or visit is. The Tenant will throughout
  said term and forever afterward indemnify and save harmless the Landlord for and against at the fill liability arising from
  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 end of the term, all injury done by the
  installation or removal of the term, quit and surrender the demised premises in as and of referend condition as they were at the bediffining of the term, reasonable wear by the elements excepted; and shall not a six, my alterations, additions or improvements in said premises without the written consent of the Landlord, and shall not a six, my alterations, additions or improvements in said premises without the written consent of the Landlord, and shall not a six, my alterations, additions or improvements in said premises without the written consent of the Landlord, and shall not a six, my alterations, additions or improvements in said premises without the written consent of the Landlord, and shall remain upon
  and be surrendered with the premises, as a part thereof, at the translation of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical finites, or any other improvements that the Tenant may
  place or cause to be placed in the said apartment shall instructed by the dements or by other tenants or person in said
  building or resulting from falling plaster, or from such as a plantees or plumbing works of the same, or from an the Tenant to make such repairs, the Landiord may make them and the Tenant shall be lighte therefor and shall
- nor for interference with light or other incolored hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed to 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 because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, with 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 engloye of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the citare 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 other service rendered to the 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-
- 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 permissable 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 \$235.00 + \$5.00 Key Deposit for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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 Tenant mall fully and faithfully comply with all of the terms, provisions, convenants 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

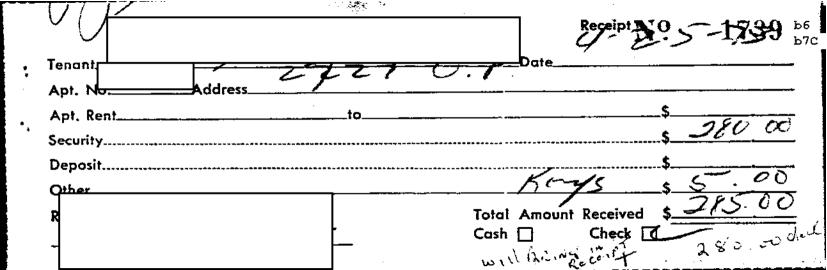
## Chase Manhattan Bank

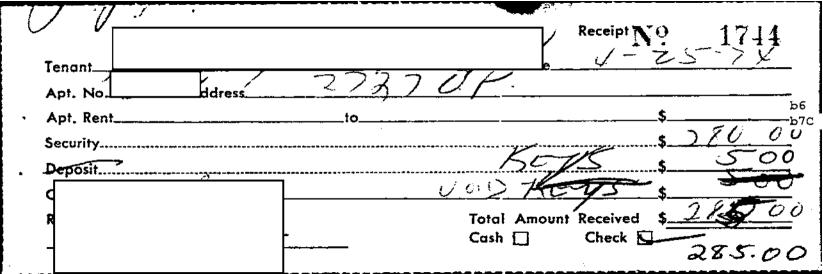
- 6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant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

Signs

Tire Dames

from 15 /00.00 ь6 ~ Cas , L) b7C Cpx. diposit Γω ,





pt No.	OK for 5/1/74	Dep 20.00 (Not Less than One Month's Rent)
idg. No 2727 O.P.		Bal. Mos. Rent
<u>A</u>	PPLICATION FOR APARTMENT	1 Mos. Security
SOCIAL SECURITY #		
. Name		A 07
. Present Address.		Phone No.
. Business or Employer (firm name	)	Income;
Address		
Position.	Position Held Since	Phone No.
Present Landlord.	Address	Present Rent: 255
	Reason for moving	1777
Previous Landlord		TWE
i. References:	Reason for meeting	
a) Name	Adde	Any Kelationship 1/0
b) Name	Address	Yes or No
c) Name.	Address	Any Relationship 2/5/26 Yes or No
Bank ROOSEVEL-	T Branch Maria	PARK
Address DANUFACTUR.	ERS- Acct in name of F	ATBUSH her:
. Do you own a car S License		Do you require a garage
Yes or No		Yes or No
Intended occupants of apartment		
Name:	Relationship	**************************************
W Name:	<u> </u>	
/Name:	<u> </u>	
7 Children	1	
Name:	Relationship	Age Sex
•	Relationship	
In case of emergency - notify		<del></del>
ecommended By Friend		
7	***************************************	
	_ N	
Agent.	Applicant	
	VILL NOT BE REFUNDED	

ART.	5/124 74 /CONTH LOWER 280.00 66
248	1/100TH JOURNY 270.00 66
	Agreement of Lease made the 29th day of April . 19 74 . between
	Lincoln Shore Apartments the Landlord, and
	and as Tenant.
	<b>Witnesseth:</b> 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 Bklyn City of New York, to be occupied as and for a private dwelling apartment only
Torm.	by the Tenant and his own family and not otherwise. for the term of Two vears, commencing May 1st, 1974, and terminating April 30th, 1976 unless sooner
Rent	terminated as hereinafter provided, at the annual rental of \$360.00 , payable at the office of the
(Ridur)	landlord or such place as it may designate, in equal monthly installments of \$ 280.00 each in
(an)	advance on the first day of each calendar month during the term hereof, the first of said installments to be
HERI	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	I. 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	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-

Alterations

LEASE BOOK ....

Liability and Property Damage

- 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 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 damages caused by the hant will throughout water, steam or gas resulting from the negligence of the Tenant, his servants or visites. The said term and forever afterward indemnify and save harmless the Landlord for and against à Il liability arising from injury during said term to persons or property occasioned wholly or in part by any actor omission of Tenant, family, guests, "Mervants, 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 demonstrates to their original state; od rder nd condition as they were at the beand at the end of the term, quit and surrender the demised premises in apand at the end of the term, que and surrender the defined premises in a shall not leak 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 a e from the of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the transaction of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall in mediately become the property of the Landlord.
- not be lie to for any failure of water supply or electric current, elevator service, or for injury or damage to person or plops, caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from soam gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from plops an liances or plumbing works of the same, or from any other place, nor for interference with light or other is corporal hereditaments by any body other than Landlows. If the damined manufacture is corporal hereditaments by any body other than Landlows. 3. That the Landlord or Landlord's agents shall windows of the demised premises becomesclosed damage that Tenant may sustain the eby and Tolease from any of the obligations of Tolease are markened for any reason whatever, Landlord shall not be liable for any d Tonant shall not be entitled to any compensation or abatement of rent or reereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugget of insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be left with or entrusted to any entrology for any latent defect in the building, nor responsible for any package or article of the Landlord or stolen by or from such employee; that the Landord shall further Nov ultire of any of the equipment, including gas ranges and refrigerators, to properly operate not be liable by reason of the 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 documan 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 permissable 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

280.00 + \$5.00 Key Deposit 5. The Tenant has deposited with Landlord the sum of \$ for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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 Landford. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, convenants 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.

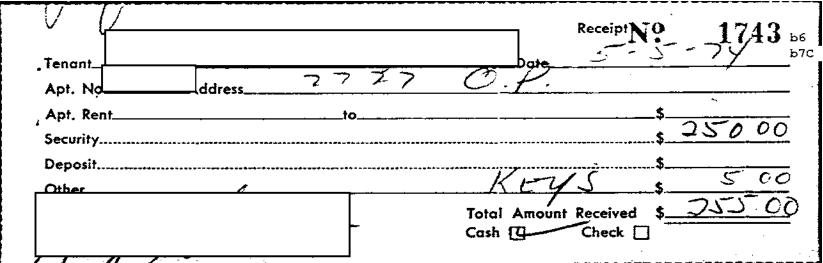
Assignment

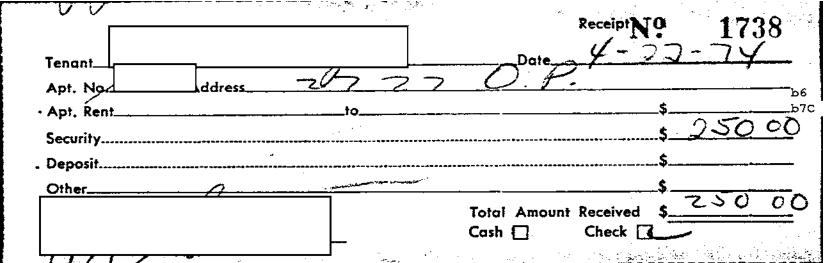
7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

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.

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 Tire in any other apartment of the building of which the demised premises are a part, the Tenant shall give immediate no-Damage tice thereof to the Landlord who shall thereupon cause the damage to be repaired as soon as reasonable, but no damage re-





of Rooms Approvants in	lust Submit W-2 Forms	Date  Dep 250.00  (Not Less than One Month's Bent)  Bal. Mos. Rent
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No 2727 O.P. May	15, 1974 250.00	Bal. Mos. Rent.
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Business or Employer (firm name)		Income;
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Previous Landlord 5/4	Address	457 11
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b) Name	_Address//	Any Relationship Ud
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15/104 1974 HONTH ROST 250.00 1 HONTH Sovery 250.00 / YEAR LEASE

Agreement of Lease made the

. 1974 . between

the Landford, and

Lincoln Shore Apartments and

as Tenant.

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Occupancy

Payment of Ment

Repairs and

Alterations **LEASE BOOK** 

and Property Damage

Entry to Apartment

Security

That the Landlord hereby leases to the Tenant and the Tenant hereby hires from Witnesseth: 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 vears, commencing May 1st. 19 74, and terminating April 30th. 19 75 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 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 cheek, 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 held therefor and shall reminure the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for ny dimages, injury or breaking committed by the Tenant, his servants or visitors of the Tenant, and any damage caused to the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or vintors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any had all liability arising from injury during said term to persons or property occasioned wholly or in part by any as or on so of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the had of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state; and at the end of the term, quit and surrender the demised premises is as od order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and shill remain upon and be surrendered with the premises, as a part thereof, the ten ination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical stures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall mime tately become the property of the Landlord.

  3. That the Landlord or Landlord's agents as not be hable for any failure of water supply or electric current, elevator service, or for injury or damage to perso or property caused by the elements or by other tenants or person in said the Tenant to make such repairs, the Landlord may make them and the Tenant shall be therefor and shall
  - 3. That the Landlord or Landlord's agents at high be hable 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 term, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or term pites, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incomores hereditaments by any body other than Landlord; if at any time any windows of the demised premises beinge 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 at Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, well in or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall to be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any imployee of the Landlord or stolen by or from such employee; that the Landord 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 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-
  - 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 permissable 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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 Landford 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

## 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-

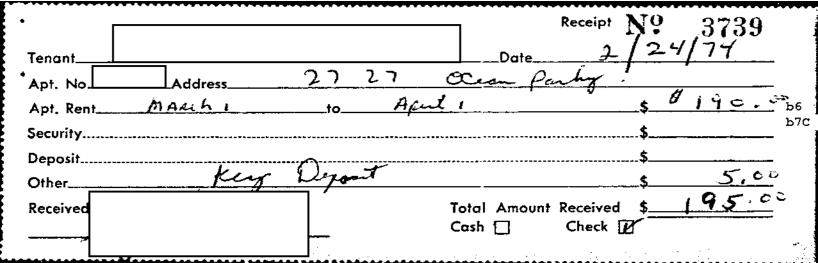
Tire Damage

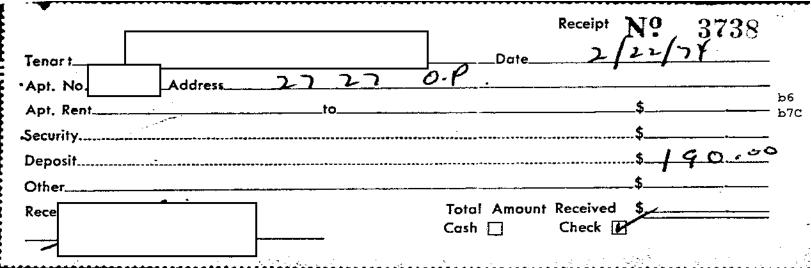
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Clause

Assignment





No. of Rooms	Applicants Must Subn	it W-2 Forms	Date 21	122/74.
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Jesse to start March 1, 1974 190 Security
Jesse to end February 1976 5 Key Depost
the 22nd day of February 1974, between he Agreement of Lease made the 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 Occupancy 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 1974, and terminating March 1st. 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 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 Payment of check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any Bent 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 Repairs and needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been dam-Alterations 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 fall to do so after notice to LEASE BOOK ....

the Tenant to make such repairs, the Landlord may make them and the Tenant shall be lighte 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 derilow 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 as and all liability arising from said term and forever afterward indemnify and save harmless the Landlord for and against at 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 an end of derivated condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not take any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alters lons, additions or improvements which may be made by either of the parties hereto upon the premises shall be a property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the transition of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and elegancy in the transition of the Landlord.

2. That the Landlord or Landlord's agents shall not be light for any failure of water supply or electric current, elevator service, or for injury or damage to person or plobest caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from a sum gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes is a lineatisments by any body other than Landlord; if at any time any windows of the demised premises become closed to arkened for any reason whatever, Landlord shall not be liable for any

Liebility and Property Damage

SPLIT RENTAL .....

GARAGE BOOK... KARDEX / 50

> windows of the demised premises become closed tarkened for any reason whatever. Landlord; if at any time any windows of the demised premises become closed tarkened 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 tereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, which of insects, if any, in the premises, nor shall their presence in any liable for the presence of bugy, time or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be abbutor any latent defect in the building, nor responsible for any package or article left with or entrusted to any encloyer of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the allere 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-

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 Landiord 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 permissable hercunder 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 : 190.00 + \$5.00 Key Deposit for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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

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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

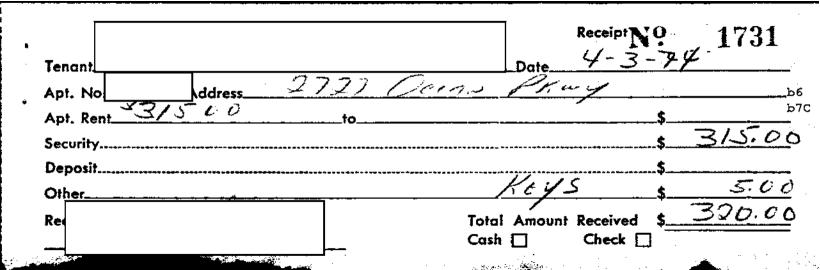
7. That the Tenant shall not assign this agreement or underiet the premises or any part hereof, or make any alteration in the apartment or premises without the Landiord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

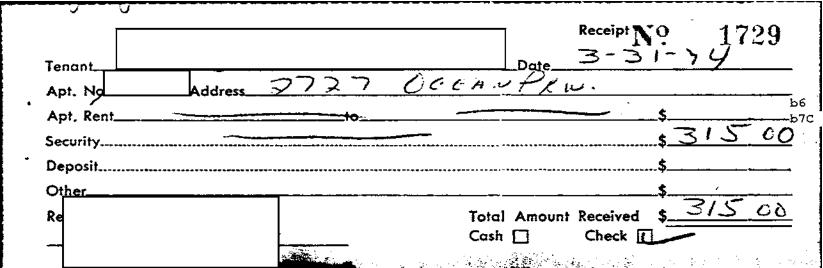
Tire Clause

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.

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-

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RE-RENT ORDER	DATE:_	4/10/	<u>171</u>
APT. ROOMS 41/	BLDG. Z	medu	9lone 66 b70
APPROVED RENTAL:		$\rightarrow$	\$ 31500
OLD TENANT VACATING:			
AVAILABLE FOR:			
PREVIOUS RENTAL \$ 257	.60		
APT. RENT (Based on com Rented 7/16/	-	_	\$
	\$		
ADDRESS APT. #			
ADDRESS APT. #	\$		
ADDRESS APT. #			
ADDRESS APT. #	<u> </u>		
Average Rent Comp. Apts	. (\$		
ADD: 5% (Taxes & Operat	ing Costs		
ADD. 36 (laxes a Operat.	ing costs	<b>&gt;</b> /	
TOTAL BASE RENT			
APT. MARKET VALUE	•		
Garage/Services to be a	dded:		
Garage	• • • • • • •	• • • • • • •	
Equipment: Pool/Other:	· · · · · · · · · · · · · · · · · · ·	<del></del>	
			315.00
TOTAL APPROVED RENTAL:		- 1. 1. ±4] - 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	373.00
IMPT.: If Total Approve additional services are	ed Rental	L (after	garage/or
MARKET VALUE, apartment			
tenant must be charged : (This clause must be in	for paint	ting, if	f desired.
Are we charging for pair	nting? \	res 🔲	No
Apartment Last Painted_	_		nt.\$
Remarks: A	S	C.	
APPROVED BY:	······································		
DATE RENTED:			
Rev. 3-72			

Addres  Act in name of the pame of the pam	Phone No.  Income:  Present Rent: 16900  Ving Larger quarters desta
APPLICATION FOR APARTMI  SOCIAL SECURITY #  1. Name 2. Present Address 3. Business or Employer (firm name)  Address Position Position Held Since 2/  Address Position How long a tenant?  Address How long a tenant?  Reason for mo  6. References:  a) Name  b) Name  c) Name  Address	Any Relationship YES  Age  Any Relationship YES  Yes or No
APPLICATION FOR APARTMI  SOCIAL SECURITY #  1. Name 2. Present Address 3. Business or Employer (firm name)  Address Position Position Held Since 2/ Address How long a tenant?  Address How long a tenant?  Reason for mo  References:  a) Name  b) Name  c) Name  Address	Any Relationship YES  Age  Any Relationship YES  Yes or No
SOCIAL SECURITY #  1. Name 2. Present Address 3. Business or Employer (firm name)  Address Position Position Held Since 2/  4. Present Landlord How long a tenant?  Address How long a tenant?  Reason for mo  6. References:  a) Name  b) Name  c) Name  Address  Reason for mo  6. References:  a) Name  b) Name  C) Name  Relationship  Relationship  Relationship  Relationship  Relationship	Any Relationship YES  Any Relationship YES  Yes of No
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2. Present Address  3. Business or Employer (firm name)  Address  Position  Present Landlord  How long a tenant?  Address  How long a tenant?  Reason for mo  References:  a) Name  b) Name  c) Name  Address  Reason for mo  Address  Address  Address  Address  Address  Address  Relationship  Relationship  Relationship  Relationship  Relationship	Phone No.  Income:  Present Rent:  Present Rent:  Any Relationship  YES  Yes of No.
Address Position Present Landlord Address How long a tenant? Address How long a tenant? Reason for mo Address How long a tenant? Reason for mo References:  a) Name  b) Name  c) Name  Address  Reason for mo  Address  Address  Address  Address  Address  Address  Address  Relationship  Relationship  Relationship  Relationship  Relationship	Income:    Jr. m.
Address Position  Present Landlord  How long a tenant?  Address  How long a tenant?  Reason for mo  Address  How long a tenant?  Reason for mo  References:  a) Name  b) Name  c) Name  Address  Address  Address  Address  Address  Address  Address  I License No  Yes or No  9. Intended occupants of apartment  Name:  Name:  Name:  Relationship  Relationship  Relationship  Relationship	Phone No
Position  Position  Position Held Since 2/  Address  How long a tenant? Reason for mo  References:  a) Name  b) Name  c) Name  C) Name  Address  Relationship  Relationship  Relationship  Relationship  Relationship	Present Rent: 4.00  ving Larger Guarters desta
How long a tenant?  How long a tenant?  Reason for model.  Address.  How long a tenant?  Reason for model.	Present Rent: 4.00  ving Larger Guarters desta
How long a tenant?  Previous Landlord  Address  How long a tenant?  Reason for mo  Address  Reason for mo  Reason for mo  Address  Address  Address  Name  C) Name  Address  Relationship  Relationship  Relationship  Relationship  Relationship	ing  Any Relationship YES  Yes of No
How long a tenant?  Reason for mo  References:  a) Name  b) Name  c) Name  Address  Relationship  Relationship  Relationship  Relationship	Any Relationship YES Yes of No
How long a tenant?  Reason for mo  References:  a) Name  b) Name  c) Name  Reason for mo  Address  Address  Address  Address  Branch  Act in name of the or No  Yes or No  Intended occupants of apartment  Admits  Name:  Name:  Relationship  Relationship  Relationship	Any Relationship YES or No
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Bank WILTAM BURG Branch  Address Act in name of Act	Yes or No Any Relationship
Address  Do you own a car TET License No  Yes or No  Intended occupants of apartment  Adults  Relationship  Relationship  Relationship  Relationship	7 Bhanel Yes or No
Name:  Name:  Name:  Relationship  Relationship  Relationship	t - 17 1./Kanes
Name:  Name:  Name:  Relationship  Relationship  Relationship	f
Name:  Name:  Name:  Relationship  Relationship  Relationship	Do you require a garage
Name:Relationship	Yes or No
Name:Relationship	
Name:Relationship	FATHEN
Name:Relationship	MOTHEN
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	Age Sex
Name: Relationship	Age Sev
In case of emergency - notify	
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Newspaper N.T. TIMES	•
Name	
ApplicantApplicant	
DEPOSITS WILL NOT BE REFUNDED	
DL WINDER THE TOTAL	

1-MONTHS RENT . 4,315.00 STAKTS

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, 19 74, between

MAY 151 1974	1,4000	HS SEC	"V EITY ** #	630.0	20 20
Agreement of Le	ASC made the	10th	day of	April	

Lincoln Shore Reartments		the Landlord, and
and	and Howard Wachtler	as Tenant

and Howard Wachtler

That the Landlord hereby leases to the Tenant and the Tenant hereby hires from Witnesseth: on the floor in premises No. 2727 Ocean Parkway the Landlord, Apartment

City of New York, to be occupied as and for a private dwelling apartment only Borough of Bklyn by the Tenant and his own family and not otherwise, for the term of Two years, commencing

1974, and terminating April 30th, 1976 unless sooner May 1st, 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 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 Tole therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my demages, 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 water, steam or gas resulting from the negligence of the Tenant, and any damage caused in the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or victor. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and spains any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any at or or or ston of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the ind the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the deused premises to their original state; and at the end of the term, quit and surrender the demised premises if as root order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill not in the any alterations, additions or improvements in said premises without the written consent of the Landlord del alterations, additions or improvements which may be made by either of the particle 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. The lea ination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical vitures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall mime ately become the property of the Landlord.

3. That the Landlord or Landlord's agents of the leadle 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 the microbores hereditaments by any body other than Landlord; if at any time any window

Lightlity and Property Damage

Occupancy

HERE

Payment of

Repairs and

Alterations

BPLIT RENTAL -

Rent.

CEASE BOOK

PLATE V S B

windows of the demised premises before 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 lugs, vennir or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall ob believe for any latent defect in the building, nor responsible for any package or article imployee of the Landlord or stolen by or from such employee; that the Landord shall further left with or entrusted to any 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-

Entry to Apartment

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Security

5. The Tenant has deposited with Landlord the sum of \$ 315.00 + \$5.00 Key Deposit for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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

Highs

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

Assignment

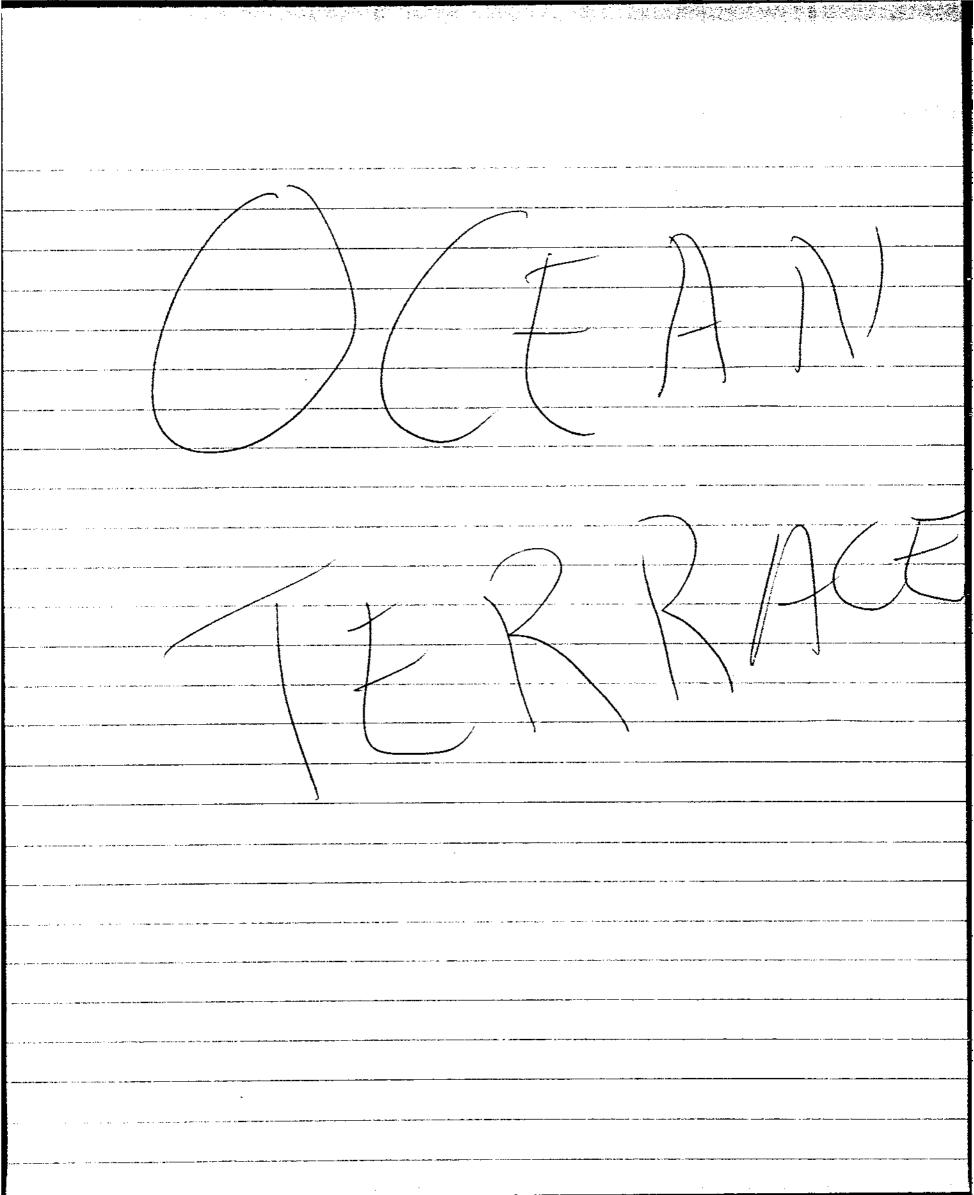
7. That the Tonant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

Tire Clause

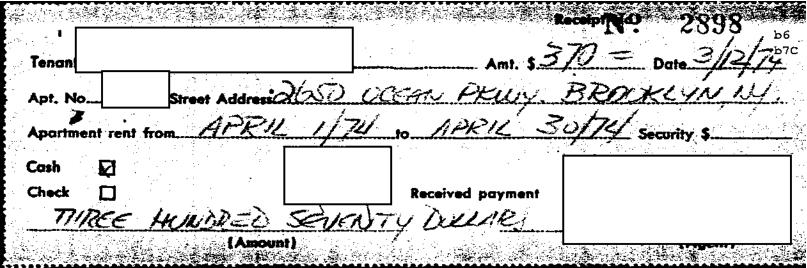
8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which will in any manner increase the rate of fire insurance on said building or on property kept therein, or obstruct or interfere with the rights of other tenants or do or suffer or permit anything to be done which shall conflict with the laws, regulations, rules and ordinances of the Fire Department, the Burcau of Bulldings, 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 2899 Tenant Street Address 2650 CEAN PLLY BROOKLYN, NY Apt. No.. Apartment rent from DEROSIT FORM APT. KCUS Cash ceived payment Check (Amount)



Receip NGG Amt. \$ 100 = Date MARAH 10 570 Street Address 2650 OCEAN PLWY-BROOKLYN Apt. No. Apartment rent from APRIL 1/74 to APRIL 33/74 Security Check > Received payr ONE HUNDRED DOLLARS (Amount)

No. of Rooms		st Submit W-2 Forms	
Apt. No	MUNIALY	RENT \$ 230 =	OND DOLLEGE # 100.
Bldg. No. O. TERRAC	10 //bl	24	Bal. Mos. Rent ————————————————————————————————————
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			1 Mos. Security 70c
SOCIAL SECURITY	#		
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2. Present Address			Phone No.
3. Business or Employer	(firm name)	<del></del>	Income:
Address			< NY
Position	Positiv	on Held Since Feb 71	Phone No
4. Present Landlord	<del> </del>	ress	BK Present Rent: 2/0
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5. Previous Landlord	<b>~</b> 7 /	Address	
How long a tenan	nt? 342	Reason for moving	1 000 Hotat w
6. References:			
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1-11	**************************************	<b>4</b> •• .	······································
1-11	DEPOSITS WILL	Applicant	

	<u> </u>
APT.	FIRST YEAR MONTHLY RENT \$ 230.=  SECOND 11  MONTH SECURITY 9 240.=  1
	HITTEINEIL DI Leave made the 25th day of March . 19 14% between b
	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
<b>_</b>	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
_	April 1st, 1974nand terminating March 31st, 1976 unless sooner
Rent CAR	terminated as hereinafter provided, at the annual rental of \$ See Clause 4payable at the office of the

Payment of Rent

Repairs and Alterations

SE BOOK

Liability and Property

Damage

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 Tenant to make such repairs, the Landlord may make them and the Tenant shall be he therefor and shail 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 Tenant. said term and forever afterward indemnify and save harmless the Landlord for and against any injury during said term to persons or property occasioned wholly or in part by any add or only in or on soon of Tenant, family, guests, nd of the term, all injury done by the listed premises to their original state; servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the installation or removal of furniture and property, or otherwise, so as to restore the deand at the end of the term, quit and surrender the demised premises in as cod or experience. or er 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 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 to the principle of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, of the fer mation of this lease, without disturbance, molestaand be surrendered with the premises, as a part thereof, the contains of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and clearical extures, 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.

not be Mable for any failure of water supply or electric current, ele-3. That the Landlord or Landlord's agents # or property caused by the elements or by other tenants or person in said vator service, or for injury or damage to persa building or resulting from falling plaster, or from team, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pines, appliances or plumbing works of the same, or from any other place, or flow from any part of said building or from pines, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incolores hereditaments by any body other than Landlord; if at any time any windows of the demised premises before 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. Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of or insects, if any, in the premises, nor shall their presence in any way affect this ot be limble for any latent defect in the building, nor responsible for any package or article lease; that Landlord shall yee of the Landlord or stolen by or from such employee; that the Landord shall further left with or entrusted to any not be liable by reason of th 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 permissable 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

240.00 + \$5.00 Key Deposit 5. The Tenant has deposited with Landlord the sum of \$ for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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

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 Ciause

Tire

Damage

- 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 Bulldings, 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-

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	Reason for moving	
5. Previous Landlord	Address	
How long a tenant?	Reason for moving.	
6. References:		
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APT. \_\_\_\_\_ MONTHLY RENT \$ 210 =
SECURITY 210 =
2 YEARS LEASE FROM MAY 15/14

Agreement of Lease made the 3rd

Ocean Terrace

y of May

, 1974, between the Landlord, and

as Tenant.

Occupancy

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HERE Payment of

Repairs and Alterations

LEASE 500K.

Bent

SPLIT RENTAL GARAGE BOOK KARDEX / 4 /6 PLATE / 4 /6

CARD STA

Liability and Property Damage

Entry to Apartment

Security

That the Landlord hereby leases to the Tenant and the Tenant hereby hires from Witnesseth: floor in premises No. 2650 Ocean Parkway the Landlord. Apartment on the 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 19 76 unless sooner May 1st. 19 74 and terminating April 30th. 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 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 able therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my dimages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused to the overflow or escape of "water, steam or gas resulting from the negligence of the Tenant, his servants or visitor. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against my and all liability arising from injury during said term to persons or property occasioned wholly or in part by any &s or on son of Tenant, family, guests, revenus, assigns or undertenants of Tenant. The Tenant will repair, at or before the ind of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state: "and at the end of the term, quit and surrender the demised premises in a too or or and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill 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 principle of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, if the lea ination of this lease, without disturbance, molestati
- 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 are not be hable 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 stem, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building on famp piles, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incologous 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 herein and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations. Triant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of fugs, relating 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 imployee 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 wa
- 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 permissable 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 \$ 210.00 + \$5.00 Key Deposit
  as security for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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

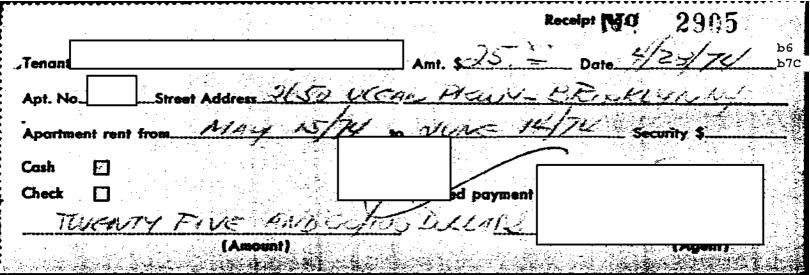
- 6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant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

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Assignment

Fire Clause

Tire Damage



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Occupancy

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Payment of Rent

Repairs and

Alterations

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> Liability and Property Damage

Entry to

Security

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Tire

Tire

Damage

Clause

Assignment

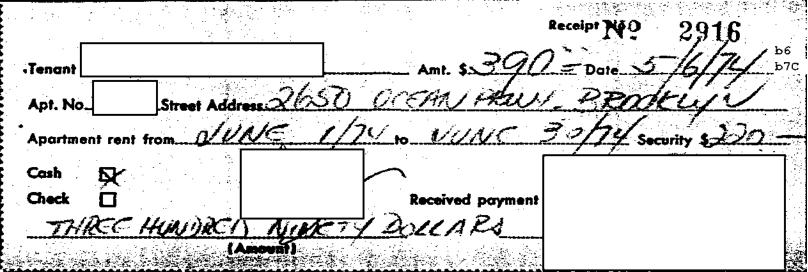
Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from on the floor in premises No. 2650 Ocean Parkway the Landlord, Apartment City of New York, to be occupied as and for a private dwelling apartment only Borough of Bklyn by the Tenant and his own family and not otherwise, for the term of years, commencing One 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 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).

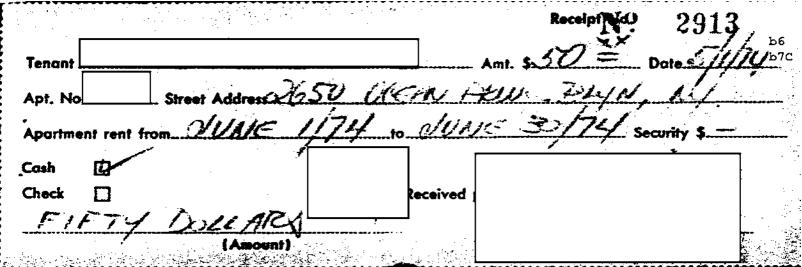
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- 1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect 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 lible therefor and shall relimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my dimages, injury or breakings committed by the Tenant, his servants or visitors of the Tenant, and any damage caused in the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or vision. The Tenant will remain for and against anyload all liability arising from injury during said term to persons or property occasioned wholly or in part by any action or term, all injury done by the rinstallation or removal of furniture and property, or otherwise, so as to restor the dot seed premises to their original state; and at the end of the term, quit and surrender the demised premises in action or jet 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 all laterations, additions or improvements in said premises without the written consent of the Landlord and all all laterations, additions or improvements in said premises without the written consent of the Landlord and all all laterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the premise, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical stures, or any other improvements that the
- 3. That the Landlord or Landlord's agents are not be Mable for any failure of water supply or electric current, elevator service, or for injury or damage to person or not ty caused by the elements or by other tenants or person in said building or resulting from failing plaster, or from telem, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or in m pints, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incolorers hereditaments by any body other than Landlord; if at any time any windows of the demised premises before closed or darkened for any reason whatever. Landlord shall not be liable for any damage that Tenant may sustain hereb, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations. Thanh hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of lugs, vention insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall to be libble for any latent defect in the building, nor responsible for any package or article left with or entrusted to any unpoyee 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 document 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 how ay affect vice.
- 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 permissable 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, convenant 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, convenants 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, convenants 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 Tenant agrees to look to the new Landlord under this lease has or will be deposited in the

## Chase Manhattan Bank - Interest bearing

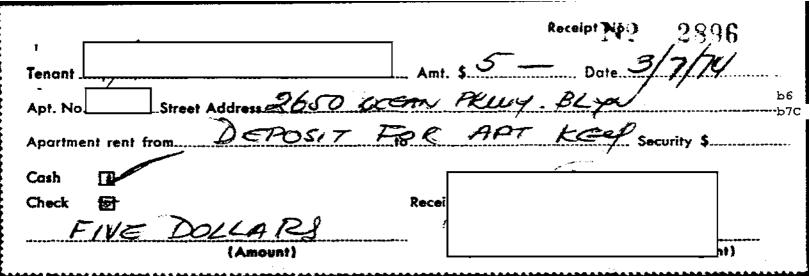
- 6. That the Tenant shall not expose any sign, advertisement, illumination in or out of the windows or exterior, or in or from the said building or upon it or the roof in any place except such as shall be approved and permitted in writing by the Landlord or his authorized agent, and the said Tenant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





			Receipting 2917
Tenant _		Amt. \$.5	= Date 5/6/74
<sup>4</sup> Apt. No	Street Address	SD OFTEN HILL	BROYKLYN b6
Apartmen	t rent from 1645	4/74 to dep. 4	SY Of Security S
Cash	<b>D</b>		
Check		eceived payme	
F	INE DOLLAR	••••	
	The second of th		

Receipt NGO Ъ6 Amt. \$5.70 - Date 3/2/ Tenant Street Address 2650 OCENI DELY BENEVILLE Apartment rent from NPE'L 1/74 to APRIL 3/74/ Security \$ 31 Cash Received payment FIVE HUNDED SEVENTY DUNCY (Amount)



		Receipt Nico 2894
Tellant	Amt. \$/00 =	Date 3/3/74 b6
Apt, No Street A	Address \$52 OCCUP PARTY	BENKINUM -
Apartment rent from	PRIL 1/74 10 AFRIL 30	Security \$
Cesh 🔲		
Check	Received payme	
DNE HANDRED	copies inciaes	<del></del> ,
	(Amount)	

_	<u></u>		<del>_</del>	
o. of Rooms 4/2	Applicants Mus	st Submit W-2 Forms	Date MARCH	3/74
t. No	REUT \$330-	- FIRST YEAR - SECOND YEAR	Dep. # 100.	
	= 2 YEARS LE	ASE FROM 4/1/74		onth's Rent)
19. 140.		N FOR APARTMENT	<b>4</b> ,	300 _
	•		1 Mos. Security	<i></i>
SOCIAL SECURITY Name.	#_		Ag	
Present Address			Phone No.	
Business or Employer	(firm_name)		Income:	
Address	,			
Position.	Positio	n Held Since 3 Yel.		
Present Landlord		Address	Present Rent:	210
How long a tenant		Reason for moving	Your UPreep	UR BU
		Address	3161	
•	t?	Reason for moving	W	7444
References:  a) Name		Address 451 Co	Mariana Dalatianak	in No
, l	ļ		Any Relationsh	Yes or No
b) Name	k	Address 650 0.1	Any Relationsh	Yes or No
c) Name		Addres	Any Relationsh	-
Bank Bank	aneria	Branch Jank Clay	CALIP.	Yes or No
Addless		Acct. in name of.		
Do you own a car Yes		I	Do vou require a garage	Na
			, 1 0 0	Yes or No
Intended occupants of	apartment	_		
Name		Palationship		
Name		Relationship	n	<del></del>
Name		Relationship W.		
	Children			
Name		RelationshipSm	Age. Se	x 1)
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		Relationship	AgeSe	X
In case of emergency	- notify			
commended By Friend				
		***************************************	P448881 TTO AMBR TA FRENT TA TO THE TOTAL POOR STORE TO PASSE SO STATES TO SECOND STORE SO SECOND STATES TO SECOND STATES SO	
		Neme		
gent		Applicant	<del></del>	<del></del>
			1	
	DEPOSITS WILL !	NI DE		
mployee of the landlard or of th ceive any fee or commission for	the renting or reservation of	Signe		
nents. Applicant represents that mection with this application.	he has made no such payment			

/	APT
	SECURITY # 340 =
	2 YEARS LEASE FROM APRIL 1/14
	Agreement of Lease made the 5th day of March . 1974 . between
	Ocean Terrace the Landlord, and Do
	and as-Tenant. 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. 2650 Ocean Parkway
•	Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only
Torus.	by the Tenant and his own family and not otherwise, for the term of Two vears, commencing
	April 1st, 1974, and terminating March 31st, 1975 unless sooner
Bent	terminated as hereinafter provided, at the annual rental of \$ See Clause 42 ayable 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 Eant	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 necded, 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 therefor and shall
SPLIT RETURNS	, reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any danages, injury or break-
GATAGE BOOK	
KARDEX / S.B.	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 as or on each of Tenant, family, guests.
PLATE SB	servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the and of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the done sed premises to their original state:
CAFO MA	and at the end of the term, quit and surrender the demised premises that you or er and condition as they were at the be-

ginning of the term, reasonable wear by the elements excepted; and shall not m

ments in said premises without the written consent of the Landlord and

be made by either of the parties hereto upon the premises shall to the p

Liability and Property Damage

tion or injury. That any and all shelves, plumbing and clee rical vetures, 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 Tenant any 3. That the Landlord or Landlord or Landlord not be riable for any failure of water supply or electric current, ele-3. That the Landlord or Landlord's agents a vator service, or for injury or damage to perse or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from team, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building on them place, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incompress hereditaments by any body other than Landlord; if at any time any windows of the demised premises become close or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain hereb and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations. Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of lugs, vehill or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall of be likely for any latent defect in the building, nor responsible for any package or article mployee of the Landlord or stolen by or from such employee; that the Landord shall further left with or entrusted to any 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-

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any alterations, additions or improve-

rations, additions or improvements which may

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 permissable hercunder 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

340.00 + \$5.00 Key Deposit 5. The Tenant has deposited with Landlord the sum of \$ for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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 that Tenant shall fully and faithfully comply with all of the terms, provisions, convenants 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

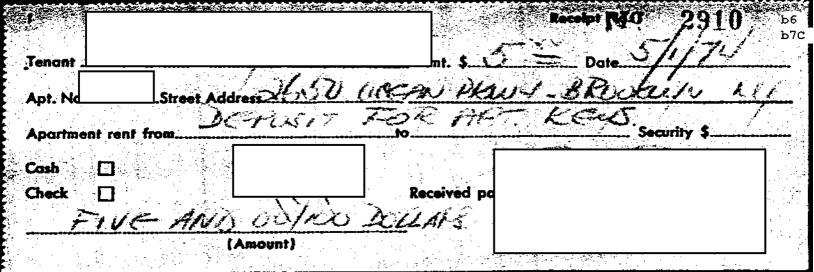
7. That the Tcnant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire. 8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which

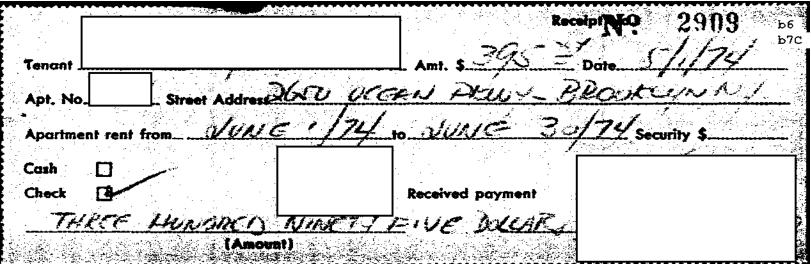
Tire Clause

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 Bulldings, 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 Ami \$ 3 5 = Date 5 28/79 Tenani OCEAN PHUY- BROOKLYN, NY Apt. No. JUNE 1/74 10 JUNE 30/74 Apartment rent from. Cash Received payme Check THREE MUNICIPED NIME TO FIVE IXLLARS

Agreement of Lease made the

, 19 74 . between

the Landlord, and

0cean	Terrace		
		and	i l

as Tenant.

Occupancy

Payment of Kent

Repairs and Alterations

MX 1/50

Liability and Property Damage

Entry to **Apartment** 

Security

That the Landlord hereby leases to the Tenant and the Tenant hereby hires from Witnesseth: floor in premises No. 2650 Ocean Parkway the Landlord, Apartment on the Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only years, commencing by the Tenant and his own family and not otherwise, for the term of Two 1976 unless sooner 19 74, and terminating May 31st. June 1st. 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 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, aged as the result of their misuse and negicet, 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 be be therefor and shall relimbures the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my dimages, injury or break-spe committed by the Tenant, his servants or visitors of the Tenant, and any damage caused to the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitor, the Tenant will throughout and 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 on groun of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the had of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the do seed premises to their original state; and at the end of the term, quit and surrender the demised premises it as cool or er and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill not my the any alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall to the principle of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof. The said is a part of the said and ord, and shall remain upon and be surrendered with the premises, as a part thereof. The said is a part of the said landlord, and shall remain upon injury. That any and all shelves, plumbing and electrical stures, or any other improvements that the Tenant may place or cause to be placed in the said spartment shall inhemetately become the property of t and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to
- liable for the presence of lugs, veloup or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall of be illible for any latent defect in the building, nor responsible for any package or article left with or entrusted to any imployee of the Landlord or stolen by or from such employee; that the Landord 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-
- 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 Landiord 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 permissable 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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 Landford. In the event nant shall fully and faithfully comply with all of the terms, provisions, convenants 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
- 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 Terant 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-

Higns

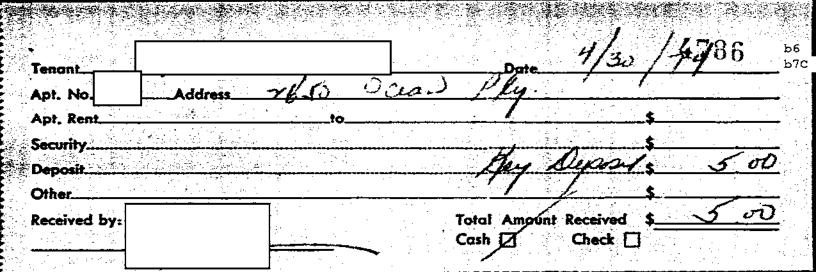
Assignment

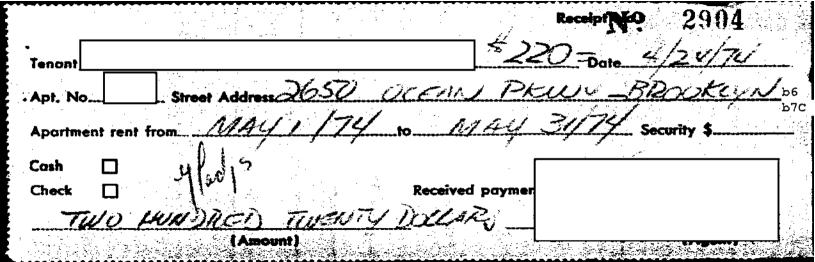
Fire Clause

Damage

vo. of Rooms 4 /2	Applicants Must Submit W-2 Forms	Date / 4/28/74
Apt. No.	OK for 6/1/14	Dep 395. =
oldg. No O. TERRACE		'(Not Less than One Month's Rent)  Bal. Mos. Rent
	APPLICATION FOR APARTMENT	\$ 305 ×
andret appropriate		1 Mos. Security 757
SOCIAL SECURITY #		Age 7
. Present Address	BK144 11230	Phone No
. Business or Employer (	(firm name)	Income:
Address		
Position	Pesition Held Since	Phone No
i. Present Landlord	Addres	Present Rent: 24J
How long a tenant?		argis quarter
. Previous Landlord	med my home Address	24 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
How long a tenant?	1 30 years Reason for moving by	The base race
6. References: a) Name		Any Relationship h 3
, l		Yes or No
b) Name	Addres	my Kelationship Ves or No
c) Name	Address	Any Relationship
Bank Hose My Addless 86	St- 20 ave full in name of	Yes or No
. Do you own a car // 3	License NoDo	you require a garage / O
Yes or i Intended occupants of a		Yes or No
Intended occupants of ap	partinent	
Name:	Relationship fruc	200
Name:	Relationship "	
Name:	Relationship	
C	nildren	
Name:	Relationship	AgeSex
Name:	Relationship	AgeSex
In case of emergency		· .
Recommended By Friend	sign in front of to	ldg
Newspaper	U J	/
	Name	
\gent	Applicant	
r	DEPOSITS WILL NOT BE REFU	
employee of the landlord or of the le scrive any fee or commission for th tments. Applicant represents that he	e renting or reservation of DISTICU Dy	

		,1 , , .
No. of Rooms 4/2 Applicants Must	Submit W-2 Forms	Date 4/28/74
Apt. No		Dep # 395 =
Bidg. No. O. TERRACE		'(Not Less than One Month's Rent)
•	FOR APARTMENT	Bal. Mos. Rent
AFFLICATION	I ON THE PROPERTY.	1 Mos. Security 395. =
SOCIAL SECURITY #		. Г +
1. Name		Age I T
2. Present Address		Phone No
3. Business or Employer (firm name)		Income:
	B5/40	771 3.7
Position Position F  4. Present Landlord Property Owner	Held Since 196>	
How long a tenant?	Rescon for marine	30/d me hause
5. Previous Landlord.		
How long a tenant?		THU
6. References:	IVADUI IOI IIIVVIII	
a) Name	Addess	ny Relationship NG
	B	Yes or No
b) Name		ny Relationship N C b6 Yes or No b70
c) Name	Addres	ny Relationship N C
7. Bank Matte Po Jan Saving.	3 Branch Ave. U	( 4 F, 17" BK/4n
	Acct. in name of	•
8. Do you own a car 465 License No. Yes or No.		you require a garage 465
		Yes or No
9. Intended occupants of apartment		
Adults	<b>.</b>	ğ
Name:		p.
Name:	<del>-</del>	······································
Name: Children		
Name:	Relationship	Ana Cau
	Relationship	
In ease of emergency notify	•	J
Recommended By Friend Sign in Fran	et of build	
Newspaper Newspaper		U
r de de statemente de la companya de	Name	
Agent	Applicant	
empeatme tills fie		
DEPOSITS WILL NO	I BE KELL	
o employee of the landlord or of the landlord's agent is permitted receive any fee or commission for the renting or reservation of	Signed by	
portments. Applicant represents that he has made no such payment connection with this application.		





		Receipt Ndo 2903
Tenant		Amt. \$ 220 = Date 423/74
- Apt. No	Street Address Davo Ca	TON PRWY- BLYN
Apartment r	ent from MAC/ 1/74 to	1144 31/74 Security \$ 56 b7c
Cash 🔲	12/1/15	· · · · · · · · · · · · · · · · · · ·
Check [2]	'	ceived pay
	(Amount)	

o. of Rooms 2/2 Applicants Mi	ust Submit W-2 Forms	Date4/	23/74
or No D	a 1/24	· ~ >	zó. –
·			One Month's Rent)
dg. No. O. TERRACE		Bal. Mos. Ren	
APPLICAT	ION FOR APARTMENT	1 Mos. Securit	220 -
SOCIAL SECURITY #			
Name	4		Age
Present Address	Hicksville n.	Phone No.	
Business or Employer (firm name)		Income:	
Address	Hickory	lle	
Position Posit	ion Held Since 1968	Phone No.	
Present Landlord My Rossac	Address	Present R	ent:
How long a tenant?	Reason for moving	Selling	the House
Previous Landlord			
How long a tenant?	Reason for moving	TIE	ソ
References:		A V V	
a) Name.	Addeess	Any Rela	tionship 120
b) Name	Address		Yes or No
	3		tionship 726- Yes or No
c) Name		Any Rela	
Bank Terren it Boll of americ. Address Hickswell Of	Branch Liebs	relle , n	5. 11801
Do you own a car Yes License No.		Oo you require a ga	rage 720.
Intended occupants of apartment			
Adults			
Name:	Relationship		
Name:	Relationship		
/ YName:	Relationship	***************************************	
Children			
Name:	Relationship	Age	Sex
Name:	Relationship	<u> </u>	Sex
Name: In case of emergency - notify			
ecommended By Friend			
Newspaper			1,0000 MB-0-10-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0
	Name		
gent	Applicant		
DEPOSITS WILL	. NOT BE REF <del>linded</del>		
mployee of the landlord or of the landlord's agent is permitted ceive any fee or commission for the renting or reservation elements. Applicant represents that he has made no such payment nection with this application.	f Signed by		

Of Lease made the 25th day of April . 19

Agreement of Lease made the

, 19 74, between

Ocean Terrace

the Landlord, and

as Tenant.

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Occupancy

Term

Payment of Rent

Repairs and Alterations

STUT BOLDER

> Liebility and Property Damage

Entry to Apartment

Security

That the Landlord hereby leases to the Tenant and the Tenant hereby hires from Witnesseth: on the floor in premises No. 2650 Ocean Parkway the Landlord, Apartment City of New York, to be occupied as and for a private dwelling apartment only Borough of Bklyn Two years, commencing by the Tenant and his own family and not otherwise, for the term of April 30th. 19 76 unless sooner 19 74, and terminating May 1st. 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 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 necded, 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 held therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my dimages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused in the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitor, 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 add or one sion of Tenant, family, guests, receivants, assigns or undertenants of Tenant. The Tenant will repair, at or before the indicate the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state; and at the end of the term, quit and surrender the demised premises in all od or one sion of Tenant, family, guests, and at the end of the term, reasonable wear by the elements excepted; and shill not any decision, 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 particle hereto upon the premises shall of the proof of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, a the en fination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and fleed rical latures, 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 or property caused by the elements or by other tenants or person in said and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to
- 3. That the Landlord or Landlord's agents at a not be hable 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 the m. gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or fam pines, appliances or plumbing works of the same, or from any other piace, nor for interference with light or other incolores hereditaments by any body other than Landlord; if at any time any windows of the demised premises belong 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. Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of lugs, relating or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall by be libble 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 Landord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate 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 grospective 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 permissable hercunder 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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-

Signs

Assignment

Fire Clause

Fire Damage

01/-	National Minet Cubmit W. 2 E	AMIC
f Rooms 3 1/2_	Applicants Must Submit W-2 F	Date
No.	OR for for for	Dep
NO OCEAN TE	CRACE	Bal. Mos. Rent
	APPLICATION FOR APARTME	NT 1 Mos. Security
COCIAL OF CUDITY	,	
SOCIAL SECURITY #	<u> </u>	Age
Present Address.	-	Phone No
Business or Employer	(firm name)	Income:
Address	The same of	
Position	Position Held Since / 9	70 Phone No.
Present Landlord	Address	Present Rent: 797-
How long a tenant?.	A first. Reason for mo	ving bulling buone log
Previous Landlord	Address	
How long a tenant	·	- 7 U I I
References:	<del></del>	
a) Name.	Addess	Anv/Relationship
b) Name	Address	Yes or No
		Yes or No
c) Name	Address	Any Relationship
c) Name Bank	1 A flerila	
PAX 6	2 Alleria	Musini He Yes or No
Bank Addless Addless	Best Flesch Branch Acct. in name of	Any Relationship. Yes or No
Bank Addless.  Addless.  Do you own a car Yes or	Branch  Acct. in name of No.	Musini He Yes or No
Bank Addless.  Addless.  Do you own a car Yes or	Branch  Acct. in name of No.	Any Relationship. Yes or No
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Bank Addless  Do you own a car  Yes or  Intended occupants of a	Branch  Acct. in name of Acct.  No partment  Relationship	Any Relationship Yes or No  Do you require a garage Yes of No
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Bank  Addless  Do you own a car  Yer or  Intended occupants of a  Name:  Name:	Branch  Acct. in name of Acct. in name of Acct.  No  Partment  Relationship  Relationship	Any Relationship Yes or No  Do you require a garage Yes of No
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Bank Addless  Do you own a car Ye or Intended occupants of a  Name: Name: Name: Name: In case of emergency commended By Friend	License No	Any Relationship Yes or No  Do you require a garage Yes of No  Mge Sex
Bank Addless  Do you own a car Ye or Intended occupants of a  Name:  Name:  Name:  Name:	Branch  Acct. in name of Acct. in name o	Any Relationship Yes or No  Do you require a garage Yes of No  Mge Sex
Bank Address  Do you own a car Ye or Intended occupants of a  Name:	Relationship Relationship Relationship Relationship Relationship Relationship Relationship Relationship Relationship	Any Relationship Yes or No  Michael Sex  Age Sex
Bank Addless  Do you own a car Yes or Intended occupants of a  Name: Name: Name: Name: In case of emergency commended By Friend	License No.  Relationship Relationship Relationship Relationship Relationship Relationship Relationship Relationship	Any Relationship Yes or No  Michael Sex  Age Sex
Bank Addiess  Do you own a car Ye or Intended occupants of a  Name:	Relationship Relationship Relationship Relationship Relationship Relationship Relationship Relationship Relationship	Any Relationship Yes or No  Tuene Sex  Age Sex

Agreement of Lease made the , 1974 , between 28th day of January Ocean Terrace the Landlord, and b7C 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 years, commencing One

Occupancy

Payment of Rent

Bepairs and

Alterations LEASE BOOK SPLIT RENTAL

GARAGE BOOK ..... KARDEX 15 12

CARD

Linbility and Property Damage

Entry to Apartment

Security

Assignment

Fire Clause

Damage

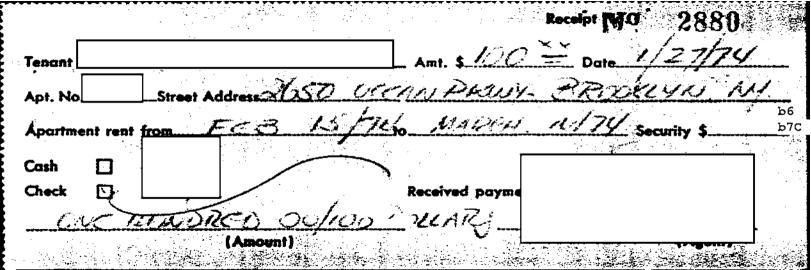
19 74, and terminating February 1st. January 31st, 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3300.00 . payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 275.00 advance on the first day of each calendar 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).

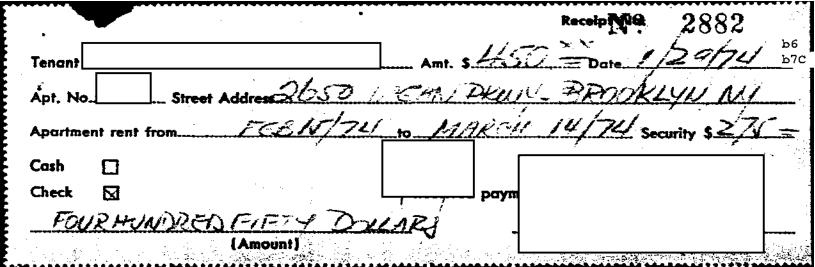
It is expressly understood that the said premises are also leased upon the following terms and conditions:

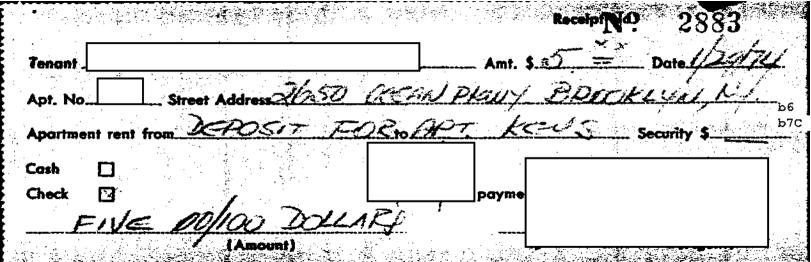
- 1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.
- 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 a pic therefor and shall and in compliance with all laws, ordinances and governmental registros, and should the Tenant fail to do so after notice to orthe Tenant to make such repairs. The Landlord may make them hall be able therefor and shail reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakings committed by the Tenant, his servants or visitors of the Tenant, his servants or visitor to the Tenant, his servants or visitor and gains and the development of the Tenant will throughout said term to persons or property edicationed wholly or in part by any so or mession of Tenant, family, guests, servants, assigns or undertenants of Tenant The Tenant will repair, at or before the ind of the term, all injury done by the Tenant will repair, at or before the ind of the term, all injury done by the Tenant will repair, at or before the ind of the term, all injury done by the Tenant will repair, at or before the ind of the term, all injury done by the Tenant will repair, at or before the ind of the term, all injury done by the Tenant will repair, at or before the ind of the term, all injury done by the Tenant will repair, at or before the ind of the term, all injury done by the Tenant will repair, at or before the ind of the term, all injury done by the Tenant will repair, at or before the individual of the term, reasonable were the beginning of the term, reasonable were the demised premises in so do or or and condition as they were at the beginning of the term, reasonable were the consent of the Landlords and all all infrared and the term, the beginning of the term, and the premises without the written consent of the Landlords and all all infrared premises without disturbance meets in said premises without the written consent of the Landlord and shall remain upon and be surrendered with the bards hereto upon the premises shall of the premise without disturbance, molestation or injury. That say and all shelves, plumbing and tier feat utrues, or any other improvements that the Ten
- 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-
- 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 Landford or the Landlord's agents, necessary or permissable hercunder 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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 Landford 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 Applicants Must Submi	t W-2 Forms Date 1-28-74
140. 01 ROURS	
Apt. No.	'(Not Less than One Month's Rent)
Bldg. No. O. PEREFICE	Bal. Mos. Rent
APPLICATION FOR A	1 Mos. Security
SOCIAL SECURITY #	
1. Name.	Age
2. Present Address.	Phone No
3. Business or Employer (firm name)	Income:
Address	· · · · · · · · · · · · · · · · · · ·
	cePhone No
	Present Rent: 277/3
How long a tenant? 15 years Reason	
5. Previous Landlord Address	~7 L/ L/
How long a tenant? Reason	n for moving
6. References:	
a) NameAdd	Yes or No
b) Name Addie	Any Relationship SES
c) NameAddr	ess Eings County Any Relationship no.
7. Bank At Prational Brance Addless which Ava Acct.	in name of
8. Do you own a car Yes or No	
	Yes or No
9. Intended occupants of apartment	
Adults	• •
	ionship
Į.	ionship
Name: Relat	юпыр
y / Name: Relat	ionship Asa Sa-
1	ionship Age Sex
Yn case of emergency - notify	
Recommended By Friend	***************************************
Newspaper 1	Name
Agent Appl	icant
1 m lan/Con	
DEPOSITS WILL NOT BE	REFUNDED
No employee of the landord or of the landford's egent 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.	d by

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b6 b7С

ь6 ь7с . 1974 , between the Landlord, and Ocean Terrace as Tenant. Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from floor in premises No. 2650 Ocean Parkway on the the Landlord, Apartment Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only One by the Tenant and his own family and not otherwise, for the term of vears, commencing January 31st, 1975 unless sooner 1974, and terminating February 1st. terminated as hereinafter provided, at the annual rental of \$ 2640.00 . payable at the office of the

**b70** 

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:

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

landlord or such place as it may designate, in equal monthly installments of \$ 220.00

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 shaulity and character equal to the original work and in compliance with all laws, ordinances and governmental regulaties, six should the Tenant fall to do so after notice to the Tenant to make such repairs, the Landlord may make then shall be should the Tenant fall to do so after notice to the Tenant to make such repairs, the Landlord for the Tenant shall be able therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will be made the theorem of the Tenant will throughout said term and forever afterward indemnify and save harmloge in Landlord for and gains siny and all lability arising from and to rever afterward indemnify and save harmloge in Landlord for and gains siny and all lability arising from injury during said term not preson or property occasion whill repair at or before the and of the term, all injury done by the installation or removal of furniture and property occasion whill ye not part by any act or one should be term, all injury done by the made by either of the parties of the demised premises in a color of and condition as they were at the beginning of the term, all and surprises which the printing and property. The transmit of the term, and all the printing property of the Landlord and shall remain upon and be surrendered with the good and the said apartment shall name belief become the property of the Landlord.

LEASE BOCK.

LEASE BOCK.

KARDEX 5.15

PLATE 5.3

PLATE 5.3

PLATE 5.3

PLATE 6.3

PLATE 5.3

PLATE 6.3

PLATE 6.3

PLATE 5.3

PLATE 6.3

PLATE 7.3

PLATE 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-

Occupancy

Payment of

Repairs and

Rent

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-

Entry to Apartment

Security

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 permissable 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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 Landford. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, convenants 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

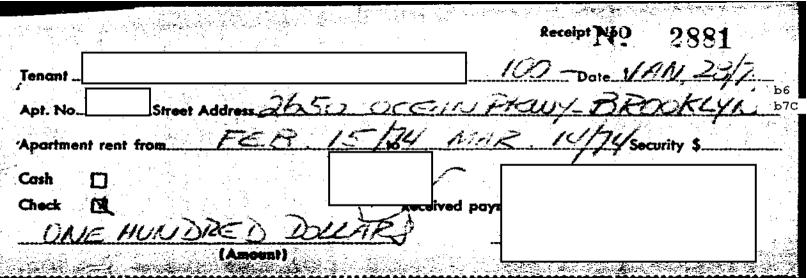
Assignment

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.

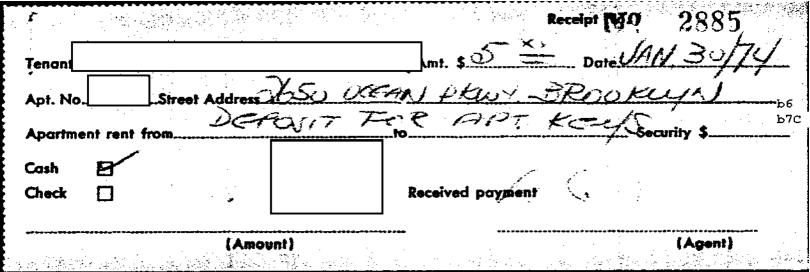
Fire Chause

- 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-

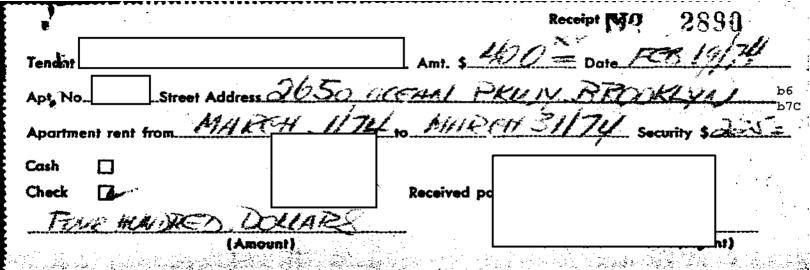
Fire Damage



	Receipt No. 2884
Tenant	\$340 = Date JAN 30/74
Apt. No Street Address S	50 OCCUM PRULY BROOKLYN 66
Apartment rent from <u>FCC.</u> (3)	14 to MARCH 14 Security \$220 -
Cash 🔲	
Check 🔀	Received payment
THREE HUNURED F	DRTY DUCARY



			Receipte 2	892
Tenant		Amt. \$	Date FEB	14/74
Apt. No. Street	Address 2650 01	CON PKU	L BROKE	1/2, 21,167C
Apartment rent from	CHOSIT FO	R HOT	KE Security	\$
Cash 🔲				
Check		Received pays		
	OOMO DOLL	are .		



•	Receipt 2889
Tenan	Amt \$50 = page 2/17/74
Apt. No. Street Address 2650 00	CAN HOUY BROOKLYN NY, DG
Apartment rent from MARCH 1/70	6 NARCH 3/74 Security \$
Cosb.	
Check _	Received pays
FIFTY AND OUPOUDO	CLARI
(Amount)	

o. of Rooms 2/12 Applicants Mus	t Submit W-2 Form	ns Date 2/17/74
MONTHY I	LENT. \$ 22	
_	/	(
dg. No OKEAN TERRACE / YEA	-	_// / _
APPLICATIO	N FOR APARTMENT	Mos. Security
SOCIAL SECURITY #	•	
Name	<del></del>	Age
Present Address.		Phone No.
Business or Employer (firm name)		Income:
	NÝC	
	Held Since 1972	Phone No
Present Landlord Living with Parents		
<b>、1</b>		
How long a tenant?		Want my ston who
Previous Landlord		74711
How long a tenant?	Reason for moving	W
References:	4 7 74	
a) Name	Addess	Any Relationship Yes or
b) Name	Address	Any Relationship
c) Name	Address	Any Relationship
	···	Yes or ?
Bank First ational City		! Me Danaed Aves.
Address	Acct. in name of	myself
Do you own a carLicense No	14 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Do you require a garage
Yes or No		Yes or N
Intended occupants of apartment		
Adults	,	
Name: MYSELF ON WY	Relationship	
<i>1 - t</i>		
Name:	Relationship	
Children		•
Name:	Relationship	AgeSex
Name:	Relationship	AgeSex
/ In case of emergency - notify		
ecommended By Friend.		
Newspaper		
4 ., . L - L 4	Name	
gent	Applicant	
DEPOSITS WILL N	OT BE REFUNDED	
mployee of the landlord or of the landlord's agent is permitted ceive any fee or commission for the renting or reservation of ments. Applicant represents that he has made no such payment	Signed by	

b6 b7C

ь6 ь7с

b6 b7С

- MONTHLY RENT \$ 225 = SECURITY 225,= 1 YEAR LEASE FROM MARCH 1/74 Agreement of Lease made the b6 1974 , between day of February 20th b7C Ocean Terrace the Landlord, and as-Tenant. Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from on the floor in premises No. 2650 Ocean Parkway the Landlord. Apartment Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only vears, commencing by the Tenant and his own family and not otherwise, for the term of One February 28th, 1975 unless sooner 1974, and terminating March 1st,

Occupancy

Repairs and Alterations

Payment of

Rest

Liability and Property

Damage

Entry to Apartment

Security

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 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.
- 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, misappurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be a puly by and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations as a shall be a puly by and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations as the feature of the terms of the terms of the Landlord for cost of said repairs. The Tenant will repair the Landlord for my damages, injury or breakings committed by the Tenant, his servants or visitors of the Tenant and any damage caused it the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitor in the recommendation of the Tenant will repair, as the servants or visitor in the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitor in the Tenant will repair, at or before the and of the term, all injury done by the installation or removal of furniture and property of otherwise, so as to restor the damage do or otherwise to their original state; and at the end of the term, quit and surrough the demised premises it as od order and condition as they were at the beginning of the term, reasonable wear by the demised premises it as od order and condition as they were at the beginning of the term, reasonable wear by the demised premises it as od order and condition as they were at the beginning of the term, reasonable wear by the demised premises it as od order and condition as they were at the beginning of the term, reasonable wear by the demised premise it as od order and condition as they were at the beginning of the term, reasonable wear by the demised premise of a solid lauditions or
- liable for the presence of lugs, velocit or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall of be likely for any latent defect in the building, nor responsible for any package or article mployee of the Landlord or stolen by or from such employee; that the Landord shall further left with or entrusted to any 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-
- 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 permissable 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 for the full and faithful performance by Tenant of each and every term, provision, convenant 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, convenants 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, convenants 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 Landford. 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

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 Bulldings, 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-

Fire Damage

عدونج

Tire Clause

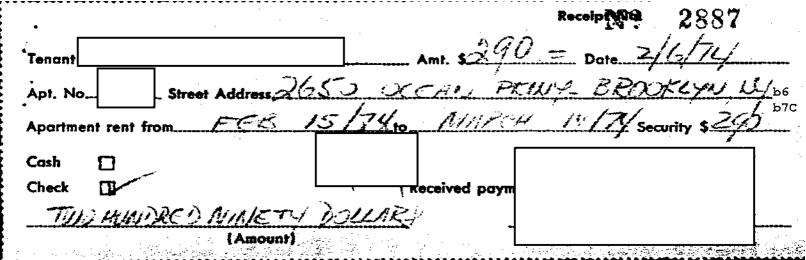
Assignment

of Rooms 2/2	Applicants Must Submit	W-2 Forms	Date 2/17/74	
t. No.	MONTHY RENT. SCOURITY	\$ 225.=	Dep	
	occulaty to 1 Year les	ME FROM	'(Not Less than One Mont) Bal. Mos. Rent	
g. No. SALCEHIO	APPLICATION FOR A	//	74	
Г	1	///	1 Mos. Security	
SOCIAL SECURITY #			A ~~ [	
Name Present Address	\$-1		Phone No	
Business or Employer (firm	n name)		Income:	
Address	NYC			
Position	Position Held Since	e 1972 P	hone No	
Present Landlord Living w	the facents Address			******
	Reason			
Previous Landlord	Addres	SS	-16]	
How long a tenant?	Reason	for moving	NED	
References:			<b>X</b>	
a) Name	Add	ss	Any Relationship.	es or No
b) Name	Addres	SS	Any Relationship	
c) Name	Addres	ss	Any Relationship	es or No
Bank Forst lations	City Branch	Church & M	h Danald Augs	esor No
Addless	Acct. is	n name of MY	scil.	
Do you own a carI	icense No	Dovo	require a garage	
Yes or No	acclise 140mm		Ye	s or No
Intended occupants of apart				
Aduli	if soll	•		
Name: 11 0 0	Pelation Relation	onsnip	***************************************	·····
/ Name:	Relatio	onship	**************************************	
Child				
_	Relation	onship	AgeSex	******************************
Name:			AgeSex	
In case of emergency - ne	otify		.J.III	····
ommended By Friend	**************************************	#1		
Newspaper			***************************************	·····
		Name		
ent	Applic	ant		
	POSITS WILL NOT BE R	FFUNDE		

	·		Receipt NOO	2886
Tenant		Amt. \$	90 = 0	31/74
Apt. No.	Street Address 26	50 OCCANA	DRUY BROC	KLYN b6
Apartment re	nt from FES 1	5/74 MA	R 14/74 Soci	rity \$
Cash [		.	,	
Check [3]	,	Received pe		
700	HUNDRED NIN	ICTY DILLA	<u> </u>	
	(Amount)			

\_\_\_

Tenant Street Address 650 OFAN PROW BROCKLYN A. Apt. No... Apartment rent from DEPOSIT FOR NPT KEY Cash Check ed payme FIVE AND OOKOO DOWNE



o. of Rooms / Z APPROUNTS	E LEASE PROM 2/1	IS Date 2/1/	
X. 1\0	11/1/	'(Not Less than Or	e Month's Rent)
dg. No. OCEAN TERRACE		Bal. Mos. Rent	
APPLI	CATION FOR APARTMENT	1 Mos. Security	
SOCIAL SECURITY #_			
Name		<u>a</u>	Age
Present Address		Phone No.	
Business or Employer (firm name)		Income:	
Address	BROOKL	/N	·····
Position	Position Held Since FEB 7	Phone No	
Present Landlore	Addres		t: 185.00+0
How long a tenant? 2 yrs. 6 M	Reason for moving.	REFOCATION	TO N.Y.C.
Previous Landlord.	Address		
How long a tenant? 140. 4 MU	Reason for moving	TI L	MARRIA
References:			
a) <u>Name</u>	Addaess	Any Relation	
b) Name	Ad res	Relatio	Yes or No
			Yes or No
c) Name.	Address N. JENT	Any Relation	Yes or No
Bank AMRXAMO MATI	ONAL Branch IXO +1	とつんナル カンド	_
Add act ADATA	7. /NO Acet in name of 15	FLE	
Do you own a car JES License No.		.Do you require a gara;	<i>')</i> g <b>e_</b>
Yes or No	·		Yes or No
Intended occupants of apartment			
Adults			
Name:	·-		
Name:	Relationship		
Name:	Relationship	······································	······································
Children			
Name:	Relationship	Age	Sex
/ /			Sex
In case of emergency - notify			······································
commended By Friend ENPLOYES			
// Newspaper			
/	Name		
,	Applicant	<del></del>	·······
ent	4.4		
	ILL NOT BE REF <u>unded</u>		

- MONTHLY RENT SECURITY I YEAR LEASE FROM Agreement of Lease made the the Landlord, and Ocean Terrace as Tenant.

Occupancy

Payment of Rent

Bepairs and Alterations

Liability and Property Dames

Entry to Apartment

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from on the floor in premises No. 2650 Ocean Parkway the Landlord. Apartment Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only years, commencing One by the Tenant and his own family and not otherwise, for the term of January 31st, 19 75 unless sooner 1974, and terminating February 1st. 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 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 fixture, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be a quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regult on hand 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 a ble therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will the tenant shall be a ble therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will the tenant shall be a ble therefor and shall reimburse the Landlord for any damage caused to the overflow or escape of water, steam or gas resulting from the negligence of the triant, his servants or vision is a Tenant will throughout said term and forever afterward indemnify and save harmhead 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 action on the term, all injury done by the installation or removal of furniture and property are otherwise, so as to restor the doubted premises to their original state; and at the end of the term, quit and surfender, the demised premises in a local order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shill not mike any alterations, additions or improvements in said premises without the writted consent of the Landlord and shill remain upon and be surrendered with the grains, as a part thereof. The few parts of the said Landlord, and shall remain upon and be surrendered with the remains, as a part thereof. The few is atom of this lease, without disturbance, molestation or injury. That any angest includes, plumbing and the rical between the property of the Landlord.

  3. That the Landlo 2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when
- not be hable for any failure of water supply or electric current, ele-3. That the Landbrd or Landlord's agents 🐗 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 attem, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or firm pines, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incolorers hereditaments by any body other than Landlord; if at any time any windows of the demised premises because dereased for any recommendation. nor for interference with light or othe incolored hereditaments by any body other than Landlord; if at any time any windows of the demised premises before 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. Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of hugs, telliple or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall ot be libble for any latent defect in the building, nor responsible for any package or article left with or entrusted to any mployee of the Landlord or stolen by or from such employee; that the Landord 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-
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Chase Manhattan Bank - Interest bearing

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- 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-

Security

Clause

Assignment

Signs

Tire Damage

RE-RENT ORDER  DATE: 11/7/  APT. ROOMS 3 / BLDG. Cera Terrace  APPROVED RENTAL: \$ 290.00
APT. ROOMS 3 /V BLDG. Crean Tenace
APPROVED RENTAL: \$ 250.00
OLD TENANT VACATING:
AVAILABLE FOR:
PREVIOUS RENTAL \$ 220 .32
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: 250.00
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:
Rev. 3-72

Jo.	of Rooms 40	<b>Applicants Must S</b>	ubmit W-2 Forms	Date 4/29/74	1
	No.	21W lee	neax 755-10	Nor Less than One Month's R	
·	No. 8700-254 AV	E	260 Ty		ent)
idg	. No. 0 / 20 / 2 / / /	APPLICATION	FOR APARTMENT	Bal. Mos. Rent	,
	WALL SEATINGS			1 Mos. Security	<del></del>
	SOCIAL SECURITY #				]
	Name			<u> </u>	
	Present Address  Business or Employer (fi			Phone No.	
•	Address	1131112		Income:	
	Position	Position H	eld Since	Phone No.	
	Present Landlord		Address		
•	How long a tenant?			JOB TRAVELLER	to
	Previous Landlord		Address.		NU
•	How long a tenant?	3 years	Reason for maying	VYJOB TRONS	T/- V
	References:		TIT		
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	,		Address	Yes_or	* _
	b) Name	<del></del>	Address	Nes of	_{_, %No _
	c) Name		Address	Any Relationship	$\underline{v}_{c}$
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. I	Address GREET JUST Ordere Do you own a car Yes or No	License No. Waltin	y for L	o von remure a garage	10
			1plates	Yes or	No
. ]	Intended occupants of apa	rtment	•		
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i	Name:		Relationship	AgeSex	
T	In case of emergency -			BK14W, N.Y. 11514	<u></u>
eco	ommended By FriendS	aw Vacancii	Acces to to	a di-	********
	Newspaper		rugh curria	· warang	
			Applicant		
			į į	1	

We have & Vacamis in this Blog non ne hen Guymuns in app

Agreement of Lease made the 1st day of May , 19 74, between the Landlord, and as-Tenant.

Bitnesseth: That the Landlord bereby leases to the Tenant and the Tenant hereby hires from

Occupancy

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(Con)

Payment of Rent

Repairs and Alterations

SELIT FOR THE VICE AND THE PROPERTY OF SECURITY OF SEC

Liability and Property Damage

Entry to Apartment

Security

That the Landlord hereby leases to the Tenant and the Tenant hereby hires from Witnesseth: on the floor in premises No. 8700 25th Avenue the Landlord, Apartment L 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 vears, commencing 1974, and terminating May 1st. April 30th. 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ See Clause Haayable 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.
- - 3. That the Landlord or Landlord's agents at a 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 the m, 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 incolores hereditaments by any body other than Landlord; if at any time any windows of the demised premises before closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain pereb, and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations. Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of lugs, reading or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall ot be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any impleyee 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 vice.
  - 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 permissable 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, convenant 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, convenants 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, convenants 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-

Pire Damage

Signs

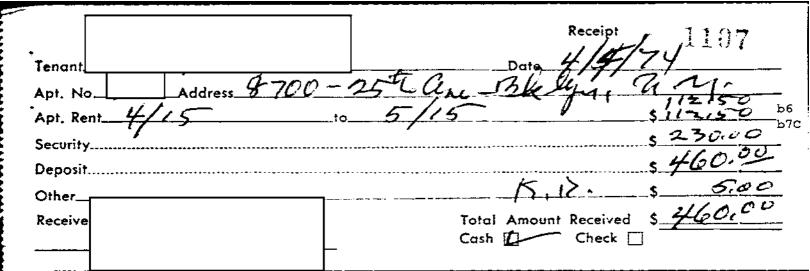
Fire

Clause

Assignment

*RE-RENT ORDER DATE: 5//7/
APT. ROOMS 4 BLDG. Chelear Hell b6 b7c
APPROVED RENTAL: SPLIT \$ 260.00
OLD TENANT VACATING:
AVAILABLE FOR:
PREVIOUS RENTAL \$ 203 .75
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/5 CC.
APPROVED BY:
DATE RENTED:
Rev. 3-72

Dyear boese 4/15/13 - 22	10-L-1100 F	/./-
of Rooms 3 Applicants Mus	st Submit W-2 Forms	Date 4/4/73
t. No		Dep 460. Xx
lg. No. 8700-25th ane		'(Not Less than One Month's Rent)  Bd. Mos. Rent 7 5 6 6
	ON FOR APARTMENT	230,00
71 LIONITO	7	1 Mos. Security 230.00
SOCIAL SECURITY #_		A
Name.		
Present Address.	17. WORK 1 V A / -	Phone No.
Business or Employer (firm name).	- en especial control of the control	Income:
	n Held Since A BOST 10 VR	
Present Landlord SAME AS ABOVE		
How long a tenant? 5 YPS -	Reason for moving $\omega$	ANT OWN APT-OWN
Previous Landlord LIVED WITH PS	RON/BAddress	BRAITARE
How long a tenant? All My LIFE		41 PV
References:	_ 1 "	V
a) Name		Any Relationship 20
b) Name	Address.	Yes or No Any Relationship NO
´		Yes or No
c) Namel	Address.	Any Relationship NO Yes or No
	Branch	
Do you own a car Vo License No.	Do	you require a garage NO
Intended occupants of apartment		1 es or 140
Adules		
Name:	Relationship hus	13ANO
Name:.	Relationship WLE	
Name:	Relationship	
<b>Children</b>		
Name:	Relationship.	AgeSex
Name:	Relationship	Age Sex
In case of emergency - notify		
commended By Friend ADV. OUTSI	DE OF BUILD	1N6,
Namenonae		
<u>ent</u>	Аррlісап	-
DEPOSITS WILL N	INT DE DECIMAEN	
	#	



Chelsea Hall as-Tenant. b6 and That the Landlord hereby leases to the Tenant and the Tenant hereby hires from b70 Ifloor in premises No. 8700 25th Avenue the Landlord, Apartment on the Occupancy City of New York, to be occupied as and for a private dwelling apartment only Borough of Bklyn vears, commencing by the Tenant and his own family and not otherwise. for the term of Two Term 1976 unless sooner March 31st, 19 74 and terminating April 1st, terminated as hereinafter provided, at the annual rental of \$See Clause 4payable at the office of the SCHOOL THAN 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). HERE 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 Payment of check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any Rent 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 Beysirs and needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been dam-Alterations aged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work. nand in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for my damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused in 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 assinguable. LEASE BOOK SPLIT RENTAL GARAGE BOOK water, steam or gas resulting from the negligence of the Tenant, his servants or vasaid term and forever afterward indemnify and save harmless the Landlord for and sgainst any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any as or one con of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the and of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restor the decised premises to their original state; and at the end of the term, quit and surrender the demised premises it as odd or er 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 shall not make any alterations 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, a the ten nation of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and clearical vitures, 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 at the partial for any failure of water supply or electric current, ele-153 KARDEX\_ 1 3 B not be mable for any failure of water supply or electric current, ele-3. That the Landierd or Landierd's agents Liability 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 them, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building on from pites, appliances or plumbing works of the same, or from any other piace, nor for interference with light or other incolorest hereditaments by any body other than Landlord; if at any time any and Property Damage nor for interference with light or other incolorest hereditaments by any body other than Landlord; if at any time any windows of the demised premises before 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 lugs, veloup or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall of be likely for any latent defect in the building, nor responsible for any package or article religion or insects, if any, in the premises, nor shall their presence in any way affect this mployee of the Landlord or stolen by or from such employee; that the Landord shall further left with or entrusted to any 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 Landford 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, decora-Entry to tions, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of Apartment 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 permissable hercunder 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, convenant 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, convenants 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, convenants 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 Landford. 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 مدونج 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

in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises

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

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-

Department, or any other Department, Board or Commission having jurisdiction over the premises herein.

7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration

8. No Tenant shall do or suffer or permit anything to be done in said premises or bring or keep anything therein which

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

10th

day of April

, 1974 , between

the Landlord, and

Agreement of Lease made the

Fire Damage

Tire

Clause

Assignment

the Landiord.

any act or thing deemed extra-hazardous on account of fire.

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

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Total Deleted Page(s) = 28
Page 1 ~ Duplicate - \#1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
Page 2 ~ Duplicate - #1361327, 177-HO-1859, SECTION 2, PAGES 385-398;
Page 3 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
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Page 21 ~ Duplicate - 1361327, 177-HQ-1859, SECTION 2, PAGES 368-381;
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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;
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 0-70 (Rev. 3-28-72) OPT OHAL FORM NO 19 MAL 1962 EDITION BSA GEN. REG. NO. 27 5010-106 UNITED STATES GOVERNMENT

## Memorandum

IN COUNTY 3

TO

: Assistant Attorney General

Aug 20 of 55 August 20, 1976

Civil Rights Division FROM · Director, FBI

DEFT. OF JUSTICE REAL ROOK ROKO DOCKETED

SUBJECT:

TRUMP MANAGEMENT CORPORATION;

taken by this Bureau unless the Department so directs.

NEW YORK, NEW YORK DISCRIMINATION IN HOUSING

CIVIL RIGHTS

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 the teport of Special Agent JOHN JOSEPH QUINN dated August 16, 1976at 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.
EXXX 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 nation will be

Enc. (2)

O'K' SOUND