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TRUMP

RECORDS

Aug 27, 1974

APPLICATIONS

LEASES

RECEIPTS

NAUTILUS

No. of Rooms 4

Applicants Must Submit W-2 Forms

Date 3/26/74

Apt. No.

LEASE TO START MAY 1, 1974

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

Bldg. No. 1230

AVE 1 YEAR LEASE

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

b6
b7C

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address +

Position Position Held Since 1951 Phone No.

4. Present Landlord Address Present Rent \$300

How long a tenant? 2 yrs Reason for moving No Service

5. Previous Landlord Address

How long a tenant? _____ Reason for moving _____

6. References:

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

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

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

7. Bank Banker Trust Branch Wall St

Address _____ Acct. in name of _____

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

9. Intended occupants of apartment

Name: Relationship Husband

Name: Relationship Wife

Name: Relationship Son

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify Brooklyn 9341582

Recommended By Friend _____

Newspaper _____

Agent _____ Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed by _____

3/28/74
OK for
5/1/74
AG

b6
b7C

No. of Rooms 4

Applicants Must Submit W-2 Forms

Date 3/26/74

Apt. No.

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

Bldg. No. 1230 Avey

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY #

1. Name Age

b6
b7C

2. Present Address Phone No

3. Business or Employer (firm name) Income

Address NYC

Position Position Held Since 6 years Phone No Ext.

4. Present Landlord Address Present Rent \$3200

How long a tenant? 2 years Reason for moving _____

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

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

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

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

7. Bank _____ Branch _____

Address _____ Acct. in name of _____

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

9. Intended occupants of apartment

Adults 3

Name: Relationship Husband

Name: Relationship wife

Name: Relationship son

Children 1

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

b6
b7C

In case of emergency - notify

Recommended By Friend _____

Newspaper _____

Agent _____ Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed by _____

Receipt No 3637

Tenant [Redacted]

Date 4/1/74

Apt. No. [Redacted]

Address 1230 Ave of Brooklyn

b6
b7C

Apt. Rent 275

to

Security 275

Deposit 50

Other Bal Five Hundred Five Dollars

Received [Redacted]

Total Amount Received
Cash Check

\$
\$
\$
\$
\$
\$ 505 ⁰⁰ xx

Receipt No 3634

Tenant [Redacted]

Date 3/4/77

Apt. No [Redacted]

Address 1230 Ave Y

Apt. Rent 275

to

\$ b6
b7C

Security 275

\$

Deposit 50

\$

Other

\$

Received

[Redacted]

Total Amount Received

~~275~~
50 00
225

Cash

Check

Agreement of Lease made the **27th** day of **March**, 19**74**, between **Nautilus Hall** the Landlord, and as Tenant.

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

Term

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

Rent RENEWAL

Renewal
503

HERE

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

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

No. of Rooms 3 1/2

Applicants Must Submit W-2 Forms

Date 1/15/74

Apt. No.

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

Bldg. No. 1230 Avey

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

1. Name: SOCIAL SECURITY # Age

b6
b7C

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

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

Address: BKLYN, N.Y. BKLYN

Position: _____ Position Held Since _____ Phone No. _____

4. Present Landlord: _____ Address: _____ Present Rent: 240.00

How long a tenant? 2 yrs Reason for moving: BAD SERVICE

5. Previous Landlord: _____ Address: JAMAICA N.Y.

How long a tenant? 8 yrs Reason for moving: WANTED TO MOVE TO BKLYN

6. References: a) Name: _____ Address: FLUSHING, N.Y. Any Relationship: NO

b6
b7C

b) Name: _____ Address: _____ Any Relationship: NO

c) Name: _____ Address: _____ Any Relationship: _____

7. Bank: WATINA CITY Branch: Que

Address: _____ Acct. in name of: _____

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

Yes or No

Yes or No

9. Intended occupants of apartment

Name: _____ Relationship: wife

Name: _____ Relationship: HUSBAND

Name: _____ Relationship: _____

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

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

In case of emergency - notify:

Recommended By Friend: _____

Newspaper:

Agent: _____ Applicant:

b6
b7C

DEPOSITS WILL NOT BE REFUNDED

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

Signed by: _____

Applicants Must Submit W-2 Forms

No. of Rooms 3

Apt. No.

Bldg. No. 1230 Ave Y

Date 1/15/74

Dep. \$50.00

(Not Less than One Month's Rent)

Bal. Mos. Rent _____

1 Mos. Security _____

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name Age

b6
b7C

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address _____

Position Position Held Since 15 yrs Phone No. none

4. Present Landlord Address _____ Present Rent: _____

How long a tenant? 2 mos Reason for moving LAB SERVICE

5. Previous Landlord Address JAMAICA NY

How long a tenant? 8 yrs Reason for moving WANTED TO MOVE TO BROOKLYN

6. References:

a) Name Address FLUSHING NY Relationship NO

Yes or No

b) Name Address Any Relationship NO

Yes or No

c) Name _____ Address _____ Any Relationship _____

Yes or No

7. Bank WELLS FARGO CITY Branch UTICA PLAZA

Address _____ Acct. in name of _____

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

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name: Relationship HUSBAND

Name: Relationship WIFE

Name: _____ Relationship _____

Children

Name: NONE Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify

Recommended By Friend _____

Newspaper

Agent New Stone Applicant

DEPOSITS WILL NOT BE REFUNDED

Signed by _____

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

OK for 2/11/74

ALLOWED

NO DOGS

b6
b7C

Agreement of Lease made the **17th** day of **January**, 19**74**, between **Nautilus Hall** the Landlord, and

[] and [] as Tenant.

b6
b7c

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. **1230 Avenue Y** Borough of **Bklyn** City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **February 1st,** 19**74** and terminating **January 31st,** 19**76** unless sooner terminated as hereinafter provided, at the annual rental of \$ **2880.00** payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **240.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest Bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

DEPOSIT CONTROLLED

LEASE BOOK
SPLIT RENTAL
GARAGE BOOK
KARDEX / 50
PLATE / 50
CARD

Receipt No 3625

Tenant

Date Jun 17 / 74

Apt. No. Address 1730 ave n

Apt. Rent 240 Feb 1 to Feb 28, 1974 \$ 270.00

Security 240 \$ 270.00

Deposit 50 \$ 50.00

Other Bal 435 \$ 5.00 K.D

Received by Total Amount Received \$ 435.00

Cash Check

b6
b7C

Receipt No 3624

Tenant

[Redacted]

Date

Jan. 15/74

Apt. No.

[Redacted]

Address

1230 Ave B Brooklyn

Apt. Rent

240.⁰⁰/_{xx}

to

\$

Security

240.⁰⁰/_{xx}

\$

Deposit

50.

\$

Other

\$

Received

[Redacted]

[Redacted]

Total Amount Received

\$ 50.⁰⁰/_{xx}

Cash

Check

b6
b7c

Receipt **Nº 3625**

Tenant

Date Jan 17 / 74

Apt. No Address 1230 Ave W

Apt. Rent 240 to _____ \$ _____

Security 240 _____ \$ _____

Deposit 50 _____ \$ _____

Other Bal 435 _____ \$ _____

Received

Total Amount Received \$ 435

Cash Check

b6
b7C

Applicants Must Submit W-2 Forms

No. of Rooms STUDIO

Date 3-26-74

Apt. No. [Redacted]

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

Bldg. No. 2727 OCEAN PKWY

Leased for 5/1/74

Bal. Mos. Rent [Redacted]

APPLICATION FOR APARTMENT

1 Mos. Security [Redacted]

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] Age [Redacted]

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

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

Address [Redacted]

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

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

How long a tenant? 1970 Reason for moving Lease over

5. Previous Landlord [Redacted] Address [Redacted]

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

6. References:

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

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

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

7. Bank NO DAWKIN SAVING Branch SHEEPSHEAD BAY

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

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

9. Intended occupants of apartment

Adults

Name: Self Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

Children

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

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

In case of emergency - notify [Redacted]

Recommended By Friend Sign

[Redacted Signature]

Name

Applicant

DEPOSITS WILL NOT BE REFUNDED

Signed by [Redacted]

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

NO DOGS ALLOWED

*3/27/74
OK for
[Signature]*

b6
b7C

b6
b7C

b6
b7C

Receipt

1989

Tenant

Date 4/10/77

Apt. No. Address 2727 Ocean Parkway

b6

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Apt. Rent _____ to _____ \$ _____

Security..... \$ _____

Deposit..... \$ _____

Other N.D. \$ 5.00

Receive Total Amount Received \$ 5.00

Cash Check

Agent

APT. [] RENT FOR MAY 1974 #180.00
2 YEAR LEASE 1 MONTH SECURITY #180.00

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

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

Occupancy

Term

Rent INITIAL

Rider
SS

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

LEASE BOOK

SPLIT RENTAL

GARAGE BOOK

KARDEX

PLATE

CASH

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

DEPOSIT REQUIRED

Receipt No 5336

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Tenant [Redacted]

Date 3-28-74

Apt. No. [Redacted] Address 2727 Ocean Pkwy.

Apt. Rent \$120.00 May to MAY 31, 1974 \$ 110.00

Security 120.00 [Redacted] \$ 170.00

Deposit [Redacted] \$

Other [Redacted] KEY 5.00 \$ 5.00

Total Amount Received \$ 365.00

Cash Check

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

Applicants Must Submit W-2 Forms

Lease commencement April 15, 74

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

APPLICATION FOR APARTMENT

SOCIAL SECURITY # []

1. Name [] Age []

2. Present Address [] - Bklyn NY Phone No. []

3. Business or Employer (firm name) [] Income: []
Address []
Position [] Position Held Since Oct 3 73 Phone No. []

4. Present Landlord [] Address [] Present Rent: \$250
How long a tenant? 3 yrs Reason for moving friend getting married

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

6. References:

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

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

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

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

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

9. Intended occupants of apartment

NO DOGS ALLOWED

3/21/74
OK for
4/15/74
[Signature]

Adults

Name: 1 Relationship []

Name: [] Relationship []

Name: [] Relationship []

Children

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

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

In case of emergency - notify [] Mother []

Recommended By Friend []

2 yr lease Newspaper []

Agent [] Applicant []

DEPOSITS WILL NOT BE REFUNDED

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

Signed by []

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Receipt No 3632

Tenant

[Redacted]

Date

3/19/24

Apt. No.

[Redacted]

Address

1230 Ave Brooklyn

Apt. Rent

185

to

\$

Security

185

\$

Deposit

50

\$

Other

\$

Received

[Redacted]

Total Amount Received

\$ 50.00

Cash

Check

b6
b7C

Receipt No 3633

Tenant: [Redacted]

Date 3/23/74

Apt. No [Redacted] Address 1230 Ave of Brooklyn

Apt. Rent 185 to [Redacted] \$

Security 185 [Redacted] \$

Deposit 50 was paid [Redacted] \$

Other [Redacted] 1 Balance Due \$ 325.⁰⁰

Received [Redacted] Total Amount Received \$ 325.⁰⁰

Cash Check

b6
b7c

Receipt No 3636

Tenant [Redacted]

Date 3/20/24

Apt. No. [Redacted]

Address 1230 Avey Brooklyn

Apt. Rent 185 to [Redacted]

\$

Security 185

\$

Deposit 50

\$

Other Bal. Three Hundred Twenty Dollars

\$

Receive [Redacted]

Total Amount Received \$ 320.⁰⁰~~xx~~

Cash

Check

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b7c

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

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b7c

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

Occupancy

Term

Rent INITIAL

Pa
56

HERE

Payment of Rent

Repairs and Alterations

LEASE BOOK

SPLIT RENTAL

GARAGE BOOK

KEYS 1.50

PLATE 1.50

CARD 1.50

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

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

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

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

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

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

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

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

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

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

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

Applicants Must Submit W-2 Forms

No. of Rooms 2 1/2

Date 1-20-74

Apt. No. [Redacted]

LEASE COMMENCEMENT

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

Bldg. No. 1230 AVE Y

FEB 15TH 1974

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] Age [Redacted]

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

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

Address [Redacted] **WILL GUARANTEE LEASE - SON**

Position _____ Position Held Since _____ Phone No. _____

4. Present Landlord [Redacted] Address [Redacted] Rent: 180.00

How long a tenant? _____ Reason for moving _____

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

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

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

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

7. Bank WELLS FARGO SAVINGS Branch (AVE J)

Address CONEY ISLAND AVE Acct. in name of [Redacted]

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

Yes or No

Yes or No

9. Intended occupants of apartment

Adults 1

Name: _____ Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend [Redacted]

Newspaper _____

Agent [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

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

Signed by _____

NO DOGS ALLOWED

*1/22/74
OK
7/15/74*

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b7C

b6
b7C

b6
b7C

AS GUARANTEE FOR []

b6
b7c

No. of Rooms _____
Apt. No. []
Bldg. No. 1230 AVE Y.

Date 1-20-74
Dep. \$50.00
(Not Less than One Month's Rent)
Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY # _____

1. Name _____ Age []

2. Present Address _____ QUEENS Phone No. _____

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

Address _____

Position _____ Position Held Since 1968 Phone No. _____

4. Present Landlord _____ Address _____ Present Rent: _____

How long a tenant? _____ Reason for moving _____

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

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

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

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

7. Bank _____ Branch _____

Address _____ Acct. in name of _____

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

9. Intended occupants of apartment

Adults

Name: _____ Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Newspaper _____

Name

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

Signed by _____

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

Receipt No 3627

Tenant [Redacted]

Date Jan 74

Apt. No. [Redacted]

Address 1735 [Redacted] 11

Apt. Rent 2/15 to 3/15/74

\$ 92.50
\$ 92.50

Security \$ 185.00

Deposit [Redacted]

\$ 50.00

Other [Redacted]

K.D. \$ 5.00

Received [Redacted]

Total Amount Received \$ 325.00

Cash Check

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b7C

Receipt No 3626

Tenant

[Redacted]

Date

Jan 20 / 74

Apt. No.

[Redacted]

Address

1230 Ave of B, Brooklyn

Apt. Rent

185

to

\$

Security

185

\$

Deposit

50

\$

Other

\$

Receive

[Redacted]

[Redacted]

Total Amount Received

\$ 50

Cash

Check

b6

b7C

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

b6
b7c

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

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

LEASE BOOK
 SPLIT RENTAL
 GARAGE BOOK
 KARDEX
 PLATE
 CARD

DISCONTINUED

No. of Rooms 3 1/2

Applicants Must Submit W-2 Forms

Date 5/10/74

Apt. No.

OK for 6/1/74 at \$260 per mo

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

Bldg. No. 1230 AVE Y BKN

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT *Typs*

1 Mos. Security 260.00

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address

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

4. Present Landlord with PARENTS Address Present Rent: _____

How long a tenant? _____ Reason for moving GETTING MARRIED

5. Previous Landlord with PARENTS Address _____

How long a tenant? _____ Reason for moving _____

6. References:

a) Name Address Any Relationship BROTHER
Yes or No _____

b) Name Address Any Relationship WIFE
Yes or No _____

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

7. Bank WELLS FARGO BANK Branch BRIGHTON BEACH

Address Coney Island Ave Acct. in name of

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

9. Intended occupants of apartment

Adults 2

Name: Relationship _____

Name: Relationship _____

Name: Relationship _____

Children

Name: NONE Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify

Recommended By Friend By BROTHER

Newspaper _____

Agent _____ Applicant

DEPOSITS WILL NOT BE REFUND

Signed by

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

*5/10/74
OK for
6/1/74*

ALLOWED

NO DOGS

b6
b7C

b6
b7C

b6
b7C

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

b6
b7c

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 1230 Avenue Y Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing June 1st, 19 74 and terminating May 31st, 19 76 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3120.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 260.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

Occupancy

Term

Rent

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

- LEASE BOOK
- SPRINT PERMIT
- R/E TAX DE
- GARAGE BOOK
- KARDEK
- PLATE
- CARD 50 1

DECONTROLLED

Receipt No 3643

Tenant [Redacted]

Date *May 77*

Apt. No [Redacted]

Address *1230 Ave Y*

b6
b7C

Apt. Rent *260*

to

[Redacted]

\$

Security *260*

\$

Deposit *50*

\$

Other

\$

Received

[Redacted]

Total Amount Received

\$

475.00

Cash

Check

Receipt No 3642

Tenant Date 5/17/24

Apt. No. Address 1230 Ave Y

Apt. Rent 160 to _____ \$ _____

Security 160 _____ \$ _____

Deposit 50 _____ \$ _____

Other _____ \$ _____

Receiv Total Amount Received \$ 50

Cash Check

b6
b7C

No. of Rooms 3 1/2

Applicants Must Submit W-2 Forms

Date April 10, 1974

Apt. No.

*Lease commencement
May 1, 1974*

Dep. \$50
(Not Less than One Month's Rent)

Bldg. No. 1230 Ave Y

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security \$255
11/1/67

b6
b7c

1. Name: Age:

2. Present Address: Phone No.:

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

Address:

Position: Position Held Since Two years Phone No.:

4. Present Landlord Private House Address: _____ Present Rent: _____

How long a tenant? _____ Reason for moving got married

5. Previous Landlord _____ Address: _____

How long a tenant? _____ Reason for moving _____

6. References:

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

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

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

b6
b7c

7. Bank BANKERS TRUST Branch 41

Address SWAINER, DEKALB Acct. in name of:

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

9. Intended occupants of apartment

Adults 2

Name: Relationship _____

Name: Relationship Wife

Name: _____ Relationship _____

Children

Name: NONE Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Name

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed by _____

*4/11/74
OK for
5/1/74
104*

b6
b7c

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2

Date 4/24/74

Apt. No.

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

Bldg. No. 1230 Ave

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address

Position Position Held Since 9/72 Phone No.

4. Present Landlord Own Home Address _____ Present Rent: _____

How long a tenant? _____ Reason for moving _____

5. Previous Landlord Address

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

6. References:

a) Name Address Any Relationship No
Yes or No

b) Name Address Any Relationship No
Yes or No

c) Name Address Any Relationship No
Yes or No

7. Bank Bankers Trust Co. Branch 41

Address DeKalb & Sumner Acct. in name of

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

9. Intended occupants of apartment

Adults

Name: Relationship Son

Name: Relationship daughter-in-law

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Newspaper _____

Agent _____ Applicant

DEPOSITS WILL NOT BE REFUNDED

Signed by _____

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

b6
b7C

b6
b7C

b6
b7C

Receipt No 3641

Tenant

Date 4/15/74

Apt. No. Address 1230 ave 4

Apt. Rent \$255.00 to \$

Security \$255.00 to \$

Deposit \$50.00 to \$

Other 5 key Deposit to \$

Received

Total Amount Received \$ 465

Cash Check

b6
b7c

Receipt No 3630

Tenant

[Redacted]

Date 4/10/74

Apt. No.

[Redacted]

Address 1230 Ave 4

Apt. Rent

255.

to

\$

Security

255.

\$

Deposit

\$50 as Deposit on

[Redacted]

\$

Other

Lease Commencement 5/1/74

\$

Received by

[Redacted]

Total Amount Received

\$ 50

Cash

Check

b6

b7C

Agreement of Lease made the 11th day of April, 1974 between Nautilus Hall the Landlord, and [] and [] - [] (Guarantor) as Tenant.

b6
b7c

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

Occupancy

Term

Rent

50

HERE

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

Payment of Rent

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

Repairs and Alterations

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

CLASS BOOK
SPRINT RENTAL
GARAGE BOOK
INDEX 50
PLATE 50
CARD 50

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

Receipt No 3629

Tenant [Redacted]

Date Feb 16 / 74

Apt. No. [Redacted]

Address 1230 Army

Apt. Rent 255

to

\$

Security 255

\$

Deposit 50

\$

Other

\$

Received [Redacted]

[Redacted]

Total Amount Received

\$ 465.00

Cash

Check

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b7C

Receipt No. 3628

Tenant



Date

Feb 14 / 74

Apt. No.



Address

1230 Oak Ln

Apt. Rent

2.55

to

\$

Security

2.55

\$

Deposit

50

\$

Other

\$

Received



Total Amount Received

\$ 50.00

Cash

Check

b6

b7c

No. of Rooms 3 1/2
Apt. No. [Redacted]
Bldg. No. 1230 AVE Y

Applicants Must Submit W-2 Forms

2 years from MARCH, 1974

Date Jul 14, 1974
Dep. \$50.00
(Not Less than One Month's Rent)
~~2~~ Mos. Rent \$255.00

APPLICATION FOR APARTMENT

1 Mos. Security [Redacted]

1. Name [Redacted] Age [Redacted]
2. Present Address [Redacted] Phone No. [Redacted]
3. Business or Employer (firm name) [Redacted] Income [Redacted]
Address [Redacted]
Position [Redacted] Position Held Since 1968 Phone No. [Redacted]
4. Present Landlord [Redacted] Address [Redacted] Present Rent: \$240.00
How long a tenant? 2 YRS Reason for moving [Redacted]
5. Previous Landlord OWNED OWN HOME Address [Redacted]
How long a tenant? [Redacted] Reason for moving [Redacted]
6. References:
a) Name [Redacted] Address [Redacted] Relationship NO
Yes or No [Redacted]
b) Name [Redacted] Address NYC Any Relationship NO
Yes or No [Redacted]
c) Name [Redacted] Address [Redacted] Any Relationship [Redacted]
Yes or No [Redacted]
7. Bank N.Y. BANK FOR SAVINGS Branch [Redacted]
Address 123 ST & PARK AVE SOUTH Acct. in name of [Redacted]
8. Do you own a car YES License No. [Redacted] Do you require a garage NO
Yes or No [Redacted] Yes or No [Redacted]
9. Intended occupants of apartment

Adults

Name: [Redacted] Relationship [Redacted]
Name: [Redacted] Relationship WIFE
Name: [Redacted] Relationship [Redacted]

Children

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

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]
Newspaper [Redacted]
Agent [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

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

Signed by [Redacted]

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

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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 **March 1,** 1974, and terminating **February 28,** 1976 unless sooner terminated as hereinafter provided, at the annual rental of **\$3060.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of **\$255.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

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

Payment of Rent

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

Repairs and Alterations

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

LEASE BOOK
 SPLIT RENTAL
 GARAGE BOOK
 KARDEX SB
 PLATE SB
 CARD SB

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank (Interest Bearing)

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

Receipt No. 2749

Date Jan 30/74

Tenant

[Redacted]

Apt. No.

[Redacted]

Address

[Redacted]

- Brooklyn

Apt. Rent

to

\$ 260.00

Security

\$ 260.00

Deposit

\$

Other

5th Key Deposit

\$ 5.00

Received

[Redacted]

Total Amount Received

\$ 525.00

Cash

Check

Agent

given to Office 1/31/74

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Applicants Must Submit W-2 Forms

No. of Rooms 4

Date Jan 30/74

Apt. No. [Redacted]

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

Bldg. No. 8700-25th Ave
Bklyn. C. of

OK for 2/1/74 for 2 yrs

Bas. Mos. Rent 260.00

1 Mos. Security 260.00

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] Age [Redacted] YRS

2. Present Address [Redacted] B'KLYN Phone No. [Redacted]

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

Address [Redacted] - B'KLYN - N.Y.

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

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

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

5. Previous Landlord [Redacted] Address [Redacted]

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

6. References:

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

b) Name [Redacted] Address [Redacted] B'KLYN Any Relationship FRIEND
Yes or No

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

7. Bank One Savings Branch Bklyn 9th Ave

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

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

9. Intended occupants of apartment

Adults

Name: [Redacted] Relationship [Redacted]

Name: [Redacted] WIFE Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

Children

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

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

In case of emergency - notify [Redacted]

Recommended By Friend SAW SIGN IN FRONT OF BUILDING

Newspaper [Redacted]

[Redacted]

Applicant [Redacted]

DEPOSITS WILL NOT BE REF

Signed by [Redacted]

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

*1/31/74
OK for
2/1/74
at 260
Age*

S

ALLOWED

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Agreement of Lease made the **31st**, day of **January**, 1974, between **Chelsea Hall** the Landlord, and

and as Tenant.

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

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

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

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

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

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

Occupancy

Term

Rent

Payment of Rent

Repairs and Alterations

LEASE BOOK

SPLIT RENTAL

GARAGE BOOK

KARDEX

PLATE

CARD

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

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b7c

Receipt

Tenant [Redacted]

Date 4/1/74 1102

Apt. No. [Redacted] Address 8700 25th Ave

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

Security..... \$ 255.00 b7C

Deposit..... \$ 50.00

Other..... K.D. \$ 5.00

[Redacted]

Total Amount Received \$ 465.00

Cash Check

Applicants Must Submit W-2 Forms

No. of Rooms 4

Date 3/17/74

Apt. No.

2 yr lease at \$550 per mo as of 4/15/74

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

Bldg. No. 8700-25th Ave

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY #

1. Name Age _____

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address

Position Position Held Since Sept 25, 1967 Phone No.

4. Present Landlord Address Present Rent: 160

How long a tenant? 1 1/2 years Reason for moving NOISE from above TenneE UNBORNABLE

5. Previous Landlord Address _____

How long a tenant? _____ Reason for moving _____

6. References:

a) Name Address Any Relationship father

b) Name Address Any Relationship father in law

c) Name Address _____ Any Relationship _____

7. Bank General Bank Branch Bay Pines Branch

Address Bay Pines 85th St Acct. in name of

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

Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: Relationship Husband

Name: Relationship Wife

Name: Relationship Son

Children

Name: Relationship Son Age Sex M

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

Signed by _____

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

*3/18/74
OK
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4/15/74*

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

b6 b7c

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [redacted] on the [redacted] floor in premises No. 8700 25th Avenue Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing April 1st, 1974, and terminating March 31st, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 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:

Occupancy

Term

Rent

(Handwritten initials)

HERE

Payment of Rent

Repairs and Alterations

LEASE BOOK

SPLIT RENTAL

GARAGE BOOK

KARDEX

PLATE

CARD

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

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

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

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

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

DEPOSIT FILED

Receipt

1105

Tenant Mrs. Coruzzi Date 4/1/74

Apt. No. 3A Address 8760 25th Ave

Apt. Rent 4/15 to 5/15 \$ 130.00

Security..... \$ 265.00

Deposit..... \$ _____

Other..... \$ 5.00

Receive Total Amount Received \$ 330.00

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b7C

Cash

Check

Agent

No. of Rooms 4 Jr
Apt. No. 300
Bldg. No. 8700-25th Ave
Bklyn, N.Y.

Applicants Must Submit W-2 Forms

OK for 4/15/74
Appt at 2605 -
APPLICATION FOR APARTMENT

Date 3-29-74
Dep. 530.00 Paid in full
(Not Less than One Month's Rent)
Bal. Mos. Rent 260.00
1 Mos. Security 265.00

- SOCIAL SECURITY # _____
- Name ABRAMO COCUZZA Age 66
 - Present Address 73 BAY 46 ST BIC 11214 Phone No. 372-5429
 - Business or Employer (firm name) RETIRED PENSIONER Income \$6,500
Address NYC TRANSIT AUTHORITY - JAY ST. BK NY. *Sony line*
Position FORMERLY A CAR INSPECTOR Position Held Since 1956 Phone No. UL 5-6000
 - Present Landlord [Redacted] Address 73 BAY 46 ST Present Rent: \$150
How long a tenant? 25 YRS Reason for moving SELLING HOME
 - Previous Landlord [Redacted] Address 60 BAY 47 ST
How long a tenant? 5 YRS Reason for moving NEEDED Bigger APT.
 - References:
 - Name [Redacted] Address [Redacted] Relationship YES
Yes or No
 - Name [Redacted] Address [Redacted] Relationship NO
Yes or No
 - Name [Redacted] Address [Redacted] Relationship YES
Yes or No
 - Bank DOE SAVINGS BANK Branch 18th AV. BK N.Y.
Address [Redacted] Acct. in name of ABRAMO [Redacted]
 - Do you own a car NO License No. _____ Do you require a garage NO
Yes or No Yes or No
 - Intended occupants of apartment

Adults

Name: ABE COCUZZA Relationship SELF

Name: [Redacted] Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

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

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

Agent: [Redacted] Name Abramo Cocuzza

DEPOSITS WILL NOT BE REFUNDED

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

Signed by _____

4/1/74
OK for
2 yrs
Dep
App
Agent

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b7C

b6
b7C

No. of Rooms 4

Applicants Must Submit W-2 Forms

Date 3-20-73

Apt. No.

Dep. 530.00 Paid in Full
(Not Less than One Month's Rent)

Bldg. No. 8700-25th Ave

~~1~~ Mos. Rent 260.00

Bklyn N.Y.

APPLICATION FOR APARTMENT

1 Mos. Security 265.00

Key - 530.00

1. Name SOCIAL SECURITY # Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income

Address NYC.

Position Position Held Since 11-19-73 Phone No.

4. Present Landlord Address Present Rent \$150

How long a tenant? 22 YRS Reason for moving SELLING HOME

5. Previous Landlord none Address

How long a tenant? — Reason for moving —

6. References:

a) Name Address Any Relationship YES
Yes or No

b) Name Address Any Relationship NO
Yes or No

c) Name Address Any Relationship YES
Yes or No

7. Bank WILLIAMSBURG SAVINGS Branch 86 St + 23rd BK NYC

Address Acct. in name of

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

9. Intended occupants of apartment

Adults

Name: ABE COCENZA Relationship

Name: Relationship

Name: Relationship

Children

Name: Relationship Age Sex

Name: Relationship Age Sex

In case of emergency - notify BK NYC

Recommended By Friend Passed in Car saw sign near Bldg.

Newspaper

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed by

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b7C

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b7C

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b7C

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 the Landlord, Apartment on the floor in premises No. **8700 25th Avenue** Borough of **Bklyn** City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **April 1st, 1974**, and terminating **March 31st, 1976** unless sooner terminated as hereinafter provided, at the annual rental of **\$ See Clause 4** payable at the office of the landlord or such place as it may designate, in equal monthly installments of **\$ See Clause 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).

Occupancy
Term
Rent

Ridley
SB

HERE

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

DECONTROLLED

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b7c

Receipt No 2747

Tenant [Redacted]

Date Jan 24

Apt. No [Redacted] Address 8100-25th Ave

Apt. Rent 275.00 \$/mo to Feb 29/1974 \$ 275.00

Security \$ 275.00

Deposit \$ 100.00

Other 5.00 Key prep incl \$ 455.00

Received by [Redacted] (Agent to [Redacted])

Agent

Total Amount Received \$ 555.00

Cash Check

b6
b7C

Receipt No 2746

Tenant

[Redacted]

Date

Jan 25th / 74

Apt. No.

[Redacted]

Address

8700 - 25th Ave

Apt. Rent

~~Lab 1~~ Lab 1 to Lab 25

\$ 275

b6

b7C

Security

\$ 275

Deposit

\$ 100

Other

1st of Deposit

\$ 5.00

Received by:

[Redacted]

Total Amount Received

\$ 100.00

Cash

Check

Agent

One Year Lease

Agreement of Lease made the **28th** day of **January**, 1974, between **Chelsea Hall** the Landlord, and

[] and [] as Tenant.

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

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank = Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

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DECONTROLLED

LEASE BOOK
SPLIT RENTAL
GARAGE BOOK
KARDEX 513
PLATE 513
CARD

Receipt No 2760

Tenant [Redacted]

Date 3/14/74

Apt. No. [Redacted] Address 18700 - 25th Ave Bklyn NY

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

Security \$ 240

Deposit \$

Other 5.00 Key Travel - Bal Due

Received by: [Redacted]

Total Amount Received \$ 170.00

Cash Check ~~170.00~~

b6
b7c

Receipt No 2753

Tenant

[Redacted]

Date

Feb 28/74

Apt. No.

[Redacted]

Address

8700-25th Ave - Astoria, OR

Apt. Rent

From March 15 to April 15th

\$ 255.00

Security

\$ 260.00

Deposit

\$ 300.00

Other

5.00 Key Deposit

\$ 5.00

Received

[Redacted]

Total Amount Received

\$ 300.00

Cash

Check

b6
b7C

Receipt No. 2752

Tenant

[Redacted]

Date

Feb 21/74

Apt. No.

[Redacted]

Address

8700-25th Ave

Apt. Rent

March 1 to April 31

\$ 255.00

Security

\$ 255.00

Deposit

\$ 50.00

Other

Key \$5.00

\$ 5.00

Received by

[Redacted]

Total Amount Received

\$ 50.00

Cash

Check

b6
b7C

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

Applicants Must Submit W-2 Forms

No. of Rooms 4

Apt. No.

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

split rental
APPLICATION FOR APARTMENT

Date February 21st 1974

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

Bal. Mos. Rent 205.00

1 Mos. Security 255.00

SOCIAL SECURITY #

1. Name Age 42.5

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

3. Business or Employer (firm name) Income:

Address

Position Position Held Since 1944 Phone No.

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

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

5. Previous Landlord Address

How long a tenant? Reason for moving

6. References:

a) Name Address Any Relationship Friend
Yes or No

b) Name Address Any Relationship Friend
Yes or No

c) Name Address Any Relationship Friend
Yes or No

7. Bank NO DO Branch

Address Acct. in name of

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

9. Intended occupants of apartment 2 MY WIFE works for EMPLOYED 5 YRS - SALARY -

Adults

Name: Relationship HUSBAND

Name: Relationship WIFE

Name: Relationship

Children

Name: Relationship Age Sex

Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend

saw Sean outside of Building

Age Name Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed by

b6
b7C

b6
b7C

b6
b7C

*8/1/74
OK for
1/1/74
1/1/74*

Agreement of Lease made the **1st** day of **March**, 19**74**, between
Chelsea Hall the Landlord, and
 [] and [] as Tenant.

b6
b7c

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

Occupancy
 Term
 Rent
 INITIAL
 SB
 HERE

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

Payment of Rent
 Repairs and Alterations
 LEASE BOOK X
 SENT RENTAL ✓
 GARAGE BOOK ✓
 KARDEX ✓
 PLATE 130
 CARD SB

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

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

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

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

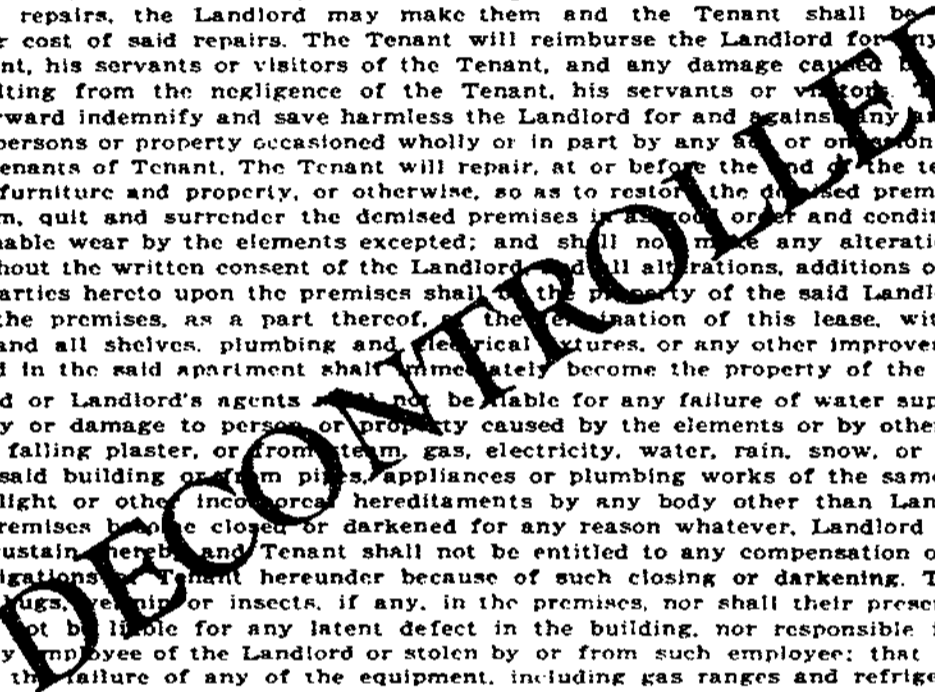
7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

Fire Clause

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

Fire Damage

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



1108

Tenant: [Redacted] Date: 4/3/74

Apt. No. [Redacted] Address: 8700 25th Ave.

Apt. Rent: April 15 to April 30, 1974 \$ 117.50

Security: May 1, 1974 \$ 117.50

Deposit: 1 Month \$ 230.00

Other: K.D. Deposit \$ 5.00

Received by: [Redacted] Total Amount Received \$ 50.00

[Redacted] Agent Cash Check 410.00 CERT

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b7c

Receipt

1104

Tenant

[Redacted]

Date

4/1/74

Apt. No.

[Redacted]

Address

8700

25th Ave

Apt. Rent

to

\$

Security

\$

Deposit

\$

50.00

Other

\$

Re

[Redacted]

Total Amount Received

\$

50.00

Cash

Check

Agency

b6

b7C

Applicants Must Submit W-2 Forms

No. of Rooms 3

Date 3/28/74

Apt. No.

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

Bldg. No. 8700-25 Ave

Bal. Mos. Rent 175.00

APPLICATION FOR APARTMENT

1 Mos. Security 230.00

*2 yr lease
1 yr - 225 -
1 yr - at 130 -
for 4/15/74*

SOCIAL SECURITY #

1. Name Age

2. Present Address BKLYN Phone No

3. Business or Employer (firm name) Income

Address

Position Position Held Since 1969 Phone No

4. Present Landlord Address Present Rent 990.00
How long a tenant? 14 YR Reason for moving GETTING MARRIED

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

6. References:

a) Name Address Any Relationship YES
Yes or No

b) Name Address Any Relationship NO
Yes or No

c) Name Address Any Relationship NO
Yes or No

7. Bank PARSONS FIDELITY BANK Branch 107
Address 1124 SURF AVE - BKLYN Acct. in name of

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

9. Intended occupants of apartment

Adults

Name Relationship SELF

Name Relationship WILL BE MY WIFE

Name: Relationship

Children

Name: Relationship Age Sex

Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend

Newspaper See sign outside building

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed by

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b7C

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b7C

*4/15/74
4/2/74
9/15/74*

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

b6
b7c

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

Occupancy

Term

Rent

Riten SB

HERE

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

LEASE BOOK
 SPLIT RENTAL
 GARAGE BOOK
 KARDEX
 PLATE
 CAPD

DECONTROLLED

Receipt No 2748

Tenant Date Jan 26/74

Apt. No. Address 8700-25th Ave

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

Security \$ 225

Deposit \$ _____

Other Key 5.00 \$ 5.00

Received by Total Amount Received \$ 455.00

Cash Check

b6
b7C

RE-RENT ORDER

DATE: 1/28/74

APT. ROOMS 3 BLDG. Chelsea Hall b6
b7c

APPROVED RENTAL: → \$ 225.00

OLD TENANT VACATING: _____

AVAILABLE FOR: _____

PREVIOUS RENTAL \$ 219.39

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

ADDRESS _____ APT. # _____ \$ _____

ADDRESS _____ APT. # _____ \$ _____

ADDRESS _____ APT. # _____ \$ _____

Average Rent Comp. Apts. (\$ _____)

ADD: 5% (Taxes & Operating Costs) _____

TOTAL BASE RENT

APT. MARKET VALUE

Garage/Services to be added:

Garage..... _____
Equipment: _____
Pool/Other: _____

TOTAL APPROVED RENTAL: 225.00

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

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

Remarks: A/S C.C.

APPROVED BY: 10 Vacancies

DATE RENTED: _____

Applicants Must Submit W-2 Forms

No. of Rooms 3

Date Jan 21/74

Apt. No. [Redacted]

Rent starts 2/1/74 at \$25-

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

Bldg. No. 8700 25th Ave
mk up, 1-7

Bal. Mos. Rent _____

1 Mos. Security _____

APPLICATION FOR APARTMENT

SOCIAL SECURITY # _____

1. Name _____ Age _____

2. Present Address _____ N.Y. N.Y. 10025 Phone No. _____

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

Address _____ N.Y. N.Y.

Position _____ Position Held Since _____ Phone No. _____

4. Present Landlord None Address _____ Present Rent: 250 M.

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

5. Previous Landlord None living with parents Address _____
MARRIED ARE IT

How long a tenant? _____ Reason for moving _____

6. References:

a) Name _____ Address _____ Any Relationship _____
STATEN ISLAND Yes or No

b) Name _____ Address _____ Any Relationship _____
BROOKLYN N.Y. AVE Yes or No

c) Name _____ Address _____ Any Relationship _____
BROOKLYN N.Y. Yes or No

7. Bank _____ Branch _____

Address _____ Acct. in name of _____

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

Yes or No Yes or No

9. Intended occupants of apartment

Adults
Name: listed above 2 Relationship: HUSBAND + WIFE

Name: _____ Relationship: _____

Name: _____ Relationship: _____

Children

Name: _____ Relationship: _____ Age _____ Sex _____

Name: _____ Relationship: _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Newspaper in apt _____ USAME BLDG.

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REF

Signed by _____

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

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b7C

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b7C

b6
b7C

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

[] and [] as Tenant.

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

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

Occupancy

Term

Rent

Payment of Rent

Repairs and Alterations

LEASE BOOK

SPLIT RENTAL

GARAGE BOOK

KARDEX

PLATE

CARD

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

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

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

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

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

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b7c

Receipt

Tenant

Date 4/1/74 1103

Apt. No. Address 8700 25th Ave

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

Security \$ 230.00 b7C

Deposit \$ _____

Other K.D. \$ 5.00

Rec Total Amount Received \$ 470.00

Cash Check

No. of Rooms 3

Applicants Must Submit W-2 Forms

Date 3/29/74

Apt. No.

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

Bldg. No. 8700-25th Ave
BKlyn N.Y.

Bal. Mos. Rent _____

1 Mos. Security _____

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No.

3. Business or Employer (firm name) - CITY OF N.Y. Income:

Address N.Y.C. See Wife Working

Position Position Held Since 8-31-71 Phone No.

4. Present Landlord PARENTS Address Present Rent: _____

How long a tenant? 32 yrs Reason for moving WANT GETTING MARRIED

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

a) Name Address Any Relationship FRIEND
Yes or No _____

b) Name Address Any Relationship FRIEND
Yes or No _____

c) Name Address Any Relationship FRIEND
Yes or No _____

7. Bank F.N.D.B. Branch 4 ave & 68th - BKLYN. N.Y.

Address 4 ave & 67th Acct. in name of SELF

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

9. Intended occupants of apartment

Adults

Name: Relationship FUTURE WIFE.

Name: _____ Relationship _____

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify BKlyn

Recommended By Friend _____

Newspaper See sign outside Bldg.

Age Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed by _____

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b7C

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b7C

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

No. of Rooms 2 Rooms

Applicants Must Submit W-2 Forms

Date 3/28/74

Apt. No.

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

Bldg. No. 8700-25th AVE

Bal. Mos. Rent 175.00

1 Mos. Security 230.00

APPLICATION FOR APARTMENT

1. Name: SOCIAL SECURITY # Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address: BROOKLYN - N.Y.

Position: Position Held Since JAN-1973 Phone No.

4. Present Landlord LIVING WITH PARENTS Address: Present Rent:

How long a tenant? ALL MY LIFE Reason for moving: GETTING MARRIED

5. Previous Landlord Address:

How long a tenant? Reason for moving:

6. References:

a) Name Address Any Relationship NO
Yes or No

b) Name Address Any Relationship YES
Yes or No

c) Name Address Any Relationship YES
Yes or No

7. Bank BKLYN - SAVINGS Branch BKLYN -

Address: 17-75 ST. BKLYN - Acct. in name of

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

9. Intended occupants of apartment

Adults

Name: Relationship MY SELF

Name: Relationship FUTURE HUSBAND

Name: Relationship

Children

Name: Relationship Age Sex

Name: Relationship Age Sex

In case of emergency - notify

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

Newspaper

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed

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b7C

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b7C

b6
b7C

Agreement of Lease made the 1st day of April, 1974, between
Chelsea Hall the Landlord, and
 and as Tenant. b6
b7c

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment on the floor in premises No. **8700 25th Avenue** Borough of **Bklyn** City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **April 1st,** 19 **74** and terminating **March 31st,** 19**76** unless sooner terminated as hereinafter provided, at the annual rental of \$**See Clause 4** payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$**See Clause 4** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

Occupancy

Term

Rental

Rin
SB

HERE

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

LEASE BOOK *SB*
 SPLIT RENTAL *SB*
 GARAGE BOOK
 KARDEX *SB*
 PLATE *SB*
 CARD *SB*

DEPOSIT CONTROLLED

Receipt

1/25/77 \$650

Tenant

[Redacted]

Date

Apt. No.

[Redacted]

Address

8700

25th Ave

Apt. Rent

2/15

to

3/31

\$

127.50

255.00

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b7C

Security

\$

255.00

Deposit

\$

5.00

Other

\$

Received

[Redacted]

Total Amount Received

\$

642.50

Cash

Check

Agent

Applicants Must Submit W-2 Forms

No. of Rooms _____

Date _____

Apt. No. _____

OK for 2/15/74 at 255 per mo

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

Bldg. No. _____

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY # _____

1. Name _____ Age _____

2. Present Address _____ Phone No. _____

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

Address _____

Position _____ Position Held Since 1966 Phone No. _____

4. Present Landlord _____ Address _____ Present Rent: 225

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

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

a) Name _____ Address _____ Any Relationship NO FRIEND

b) Name _____ Address _____ Any Relationship NO FRIEND

c) Name _____ Address _____ Any Relationship NO FRIEND

7. Bank CHEMICAL Branch BAY PARTWAY

Address BAY PARTWAY Acct. in name of _____

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

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name: _____ Relationship WIFE

Name: _____ Relationship _____

Name: _____ Relationship SON

Children

Name: _____ Relationship SON Age _____ Sex M

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Newspaper _____

Name

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

Signed by _____

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

[Signature Box]

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*1-8-74
2/15/74*

ALLOWED

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

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b7c

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

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank (Interest Bearing)

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

LEASE BOOK
 SPLIT RENTAL
 GARAGE BOOK
 KARDEX 136
 PLATE 56
 CARD

Receipt NO 2759

Tenant Mr. James Miller Date 3/14/74

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

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

Security..... \$ 265.00

Deposit..... \$ 50.00

Other..... \$ 500

*paid 3/11/74
510 Key -*

Received

Total Amount Received \$ 480.00

Cash

Check

b6
b7C

Receipt No 2755

Tenant James Miller Date 7/11/74

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

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

Security \$ 265.00

Deposit \$ 50.00

Other 1 yr deposit \$ 5.00

Received by Total Amount Received \$ 500.00

Cash Check

Agent

b6
b7c

2 year lease as of April 15/74

No. of Rooms 4

Applicants Must Submit W-2 Forms

Date 3/11/74

Apt. No. 6A

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

Bldg. No. 8700-25th Ave

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY # 053070719

1. Name JAMES MILLER Age 58

2. Present Address 501A SURF AVE B'LYD Phone No. 373-1838

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

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

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

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

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

5. Previous Landlord _____ Address 3025 SURF AVE

How long a tenant? 8 yrs Reason for moving CHANGE

6. References:

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

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

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

7. Bank NO Branch _____

Address Chambers St NYC Acct. in name of _____

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

9. Intended occupants of apartment

Name _____ Relationship _____

Name _____ Relationship _____

Name _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

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

Signed by _____

ALLOWED

NO

BUGS

b6
b7C

b6
b7C

② on lease as of April 15/74

Applicants Must Submit W-2 Forms

No. of Rooms _____

Apt. No. _____

Bldg. No. _____

Date 3/11/74

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

Bal. Mos. Rent _____

1 Mos. Security _____

APPLICATION FOR APARTMENT

SOCIAL SECURITY # _____

1. Name _____ Age _____

2. Present Address _____ - Bldg. 2-4 - Phone No. _____

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

Address _____ - N.Y.C. -

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

4. Present Landlord Address 501A Dupont Present Rent: 217

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

5. Previous Landlord Address 3025 W. 32nd

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

6. Reference _____

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

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

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

7. Bank Commut Bank Branch _____

Address 100th St, NYC Acct. in name of _____

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

9. Intended occupants of apartment

Adults

Name Same as above Relationship Husband

Name _____ Relationship _____

Name _____ Relationship _____

Children

Name _____ Relationship _____ Age _____ Sex _____

Name _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Newspaper _____

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

Signed by _____

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

b6
b7C

b6
b7C

b6
b7C

3/12/74
C.K.F.

APPROVED

Agreement of Lease made the 15th day of March, 1974, between
Chelsea Hall the Landlord, and
James Miller and [] as Tenant.

b6
b7c

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

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

Occupancy
 Term
 Rent
 INITIAL
 HERE
 Payment of Rent
 Repairs and Alterations
 Liability and Property Damage
 Entry to Apartment
 Security
 Sign
 Assignment
 Fire Clause
 Fire Damage

John SB
HERB
 X
 ✓
 ✓
 ✓
 ✓
 ✓
 ✓
 ✓

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

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

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

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

L I N C O L N

S H O R E

Receipt No 3732

Tenant [Redacted]

Date JAN 8, 1974

Apt. No. [Redacted] Address 27 27 O.P.

Apt. Rent _____ to _____ \$

245.00

Security _____ \$

Deposit _____ \$

Rent - 245.00

Other _____ \$

Key Deposit 5.00

Receipt [Redacted] Total Amount Received \$ 495.00 pd

Cash Check

b6
b7C

Receipt No 3733

Tenant [Redacted]

Date _____

Apt. No. [Redacted] Address [Redacted]

Apt. Rent _____ to _____ \$

Security _____ \$

Deposit _____ \$

Other _____ \$

245.00

Receipt [Redacted] Total Amount Received \$

Cash Check

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2
Apt. No. [Redacted]
Bldg. No. 27-27 OP.

Date 1/18/74
Dep. #245-00
(Not Less than One Month's Rent)
Bal. Mos. Rent _____
1 Mos. Security _____

Optical Tech. \$7,000 Per year

As of 1/15/74

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] Age [Redacted]

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

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

Address [Redacted]

Position [Redacted] Position Held Since 1967 Phone No. [Redacted]

4. Present Landlord [Redacted] Address [Redacted] Present Rent: _____

How long a tenant? 20+ yrs. Reason for moving _____

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

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

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

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

7. Bank NODIME SAVINGS Branch Casey Island

Address W 19th MEKMAID Acct. in name of [Redacted]

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

9. Intended occupants of apartment

Name: [Redacted] Relationship: Wife

Name: _____ Relationship _____

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend Friend

Newspaper _____

Agent [Redacted] Applicant _____

DEPOSITS WILL NOT BE REFUNDED

Signed by [Redacted]

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

OK for 1/15/74 NY

APPROVED

b6
b7C

b6
b7C

b6
b7C

Free GAS.

apt []

2-year lease

Rent 245.00

Security 245.00

Key Deposit 5.00

2 A/C

Lease to Begin Jan 15, 1974

Lease to End Dec 31, 1975

Agreement of Lease made the 8th day of January, 1974, between Lincoln Shore Apartments and [] as Tenant.

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 2727 Ocean Parkway Borough of 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 January 1, 1974, and terminating December 31, 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2940.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 245.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

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

Payment of Rent

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

Repairs and Alterations

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

LEASE BOOK

SPLIT RENTAL

GARAGE BOOK

KARDEX

PLATE

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

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No. of Rooms 4 1/2

Applicants Must Submit W-2 Forms

Date 4/18/74

Apt. No.

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

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

Bldg. No. Lincoln Square

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address BROOKLYN ON

Position Position Held Since 4 Months Phone No.

4. Present Landlord Address Present Rent: _____

How long a tenant? 4 Months Reason for moving Larger Apt.

5. Previous Landlord Address

How long a tenant? FOUR YEARS Reason for moving NO

6. References:

a) Name Address Any Relationship FRIEND

b) Name Address Any Relationship FRIEND

c) Name Address Any Relationship FRIEND

7. Bank NO FIRST FEDERAL SAVINGS Branch REGO PARK

Address 1 Acct. in name of _____

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

9. Intended occupants of apartment

Adults

Name: Relationship HUSBAND

Name: Relationship WIFE

Name: _____ Relationship _____

Children

Name: Relationship DAUGHTER Age Sex F

Name: Relationship DAUGHTER Age Sex F

In case of emergency - notify

Recommended By Friend _____

Newspaper _____

Name

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

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

Signed

b6
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*4/18/74
offer
5/1/74*

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

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

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

Occupancy

Term

Rent

SB

HERE

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

Payment of Rent

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

Repairs and Alterations

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

LEASE BOOK
 SPLIT RENTAL
 GARAGE BOOK
 KARDEX *SB*
 PLATE *SB*
 CARD *SB*

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

DISCONTINUED

Tenant

[Redacted]

Date

4/19/74 1976

Apt. No.

[Redacted]

Address

727 Ocean Pkwy

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Apt. Rent

May

to

May 31, 1974

\$ 275.00

Security

\$ 275.00

Deposit

RD

\$ 5.00

Other

Deposit

\$ 100.00

Received by

[Redacted]

Total Amount Received

\$ 455.00

Cash

Check

Receipt No. 1734

Tenant [Redacted]

Date 4/14/74

Apt. No. [Redacted]

Address 2727 Ocean Dr.

Apt. Rent _____ to _____ \$ _____

Security 5/1/74 to 5/31/74 \$ _____

Deposit _____ Dep. \$ 100.00

Other _____ \$ _____

[Redacted Box]

Total Amount Received \$ 100.00

Cash Check

b6
b7c

Receipt No 3740

Tenant [redacted] [redacted] e 2/27/74

Apt. No. [redacted] Address 27 27 Ocean Parkway

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

Security \$ 250.

Deposit \$ 250.

Other Key Deposit \$ 5.

Received [redacted] Total Amount Received \$ 505.00

Cash Check

b6
b7C

RE-RENT ORDER

DATE: 3/1/77

APT. ROOMS 3 1/2 BLDG. Lincen Shore

b6
b7c

APPROVED RENTAL: → \$ 250.00

OLD TENANT VACATING: _____

AVAILABLE FOR: _____

PREVIOUS RENTAL \$ 176.55

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

ADDRESS _____ APT. # _____ \$ _____

ADDRESS _____ APT. # _____ \$ _____

ADDRESS _____ APT. # _____ \$ _____

Average Rent Comp. Apts. (\$ _____)

ADD: 5% (Taxes & Operating Costs) _____

TOTAL BASE RENT

APT. MARKET VALUE

Garage/Services to be added:

Garage..... _____

Equipment: _____

Pool/Other: _____

TOTAL APPROVED RENTAL: 250.00

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: We had 13 Vacancies

DATE RENTED: _____

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2

Date 2/24/74

Apt. No. [Redacted]

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

Bldg. No. 27 27 O.P.

Bal. Mos. Rent [Redacted]

APPLICATION FOR APARTMENT

1 Mos. Security [Redacted]

SOCIAL SECURITY # [Redacted]

"W" "H"

1. Name [Redacted] Age [Redacted]

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

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

Address [Redacted]

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

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

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

5. Previous Landlord [Redacted] Address [Redacted]

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

6. References:

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

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

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

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

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

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

9. Intended occupants of apartment [Redacted] graduating in May

Adults

Name: [Redacted] Relationship Husband

Name: [Redacted] Relationship Wife

Name: [Redacted] Relationship [Redacted]

Children

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

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

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]

Newspaper [Redacted]

Agent [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

Signed by [Redacted]

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

Handwritten notes:
1/28/74
OK for
3/15/74
at
250 -
New York

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b7c

b6
b7c

b6
b7c

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2

Date 2/27/74

Apt. No.

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

Bldg. No. 2727 Ocean Parkway

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY #

1. Name (GUARANTOR) Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address

Position Position Held Since 1964 Phone No.

4. Present Landlord Address Present Rent: 200

How long a tenant? 123 yrs Reason for moving _____

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

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

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

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

7. Bank _____ Branch _____

Address _____ Acct. in name of _____

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

Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: Relationship SON

Name: Relationship FUTURE DAUGHTER IN LAW

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Newspaper

Agent Applicant

DEPOSITS WILL NOT BE REFUND

Signed _____

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.

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b7c

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b7c

NO DOGS ALLOWED

NEW 12 Cubic FT REFRIGERATION

APT []

2 year lease

250 Rent 2/27/74

Rent STARTS MARCH 15TH 74

lease to start March 1 1974

250 Security

27 27 Ocean Parkway

lease to end Feb 28 1976

5 Key Deposit

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

b6 b7c

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

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

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

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

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

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

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

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

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

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

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

Occupancy

Term

RENTAL

Handwritten initials in a circle

HERE

Payment of Rent

Repairs and Alterations

LEASE [] SPLIT REPAIR [] GARAGE BOOK [] KARDEX [] PLATE [] CARD []

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

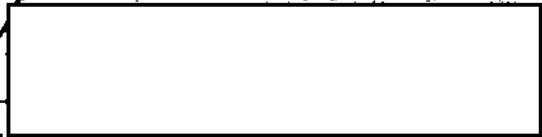
Fire Damage

DIAGONAL PROHIBITED stamp

Receipt No. 1745

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b7C

Tenant



Date

5-1-74

Apt. No.

Address

Apt. Rent

to

\$

Security

\$

240.00

Deposit

\$

Other

\$

5.00

Received by:

Total Amount Received

\$

245.00

Cash

Check

Agent

Receipt No. 1742

Tenant

[Redacted]

Date

5-2-74

Apt. No.

[Redacted]

Address

[Redacted]

Apt. Rent

to

\$

Security

\$

Deposit

\$

240 00

\$

Total Amount Received

\$

240 00

Cash

Check

b6

b7C

Applicants Must Submit W-2 Forms

No. of Rooms 3
Apt. No. _____
Bldg. No. 27270P

Date 5. 2. 74
Dep. _____
(Not Less than One Month's Rent)
Bal. Mos. Rent _____
1 Mos. Security _____

APPLICATION FOR APARTMENT

SOCIAL SECURITY # _____

1. Name _____ Age _____

2. Present Address _____ Phone No. _____

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

Address _____

Position _____ Position Held Since 1971 Phone No. _____

4. Present Landlord _____ Address _____ Present Rent: 95

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

5. Previous Landlord _____ Address _____

How long a tenant? 2 years Reason for moving _____

6. References:

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

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

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

7. Bank NO Clerical Bank Branch 401 Flatbush Ave

Address 401 Flatbush Ave Acct. in name of _____

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

9. Intended occupants of apartment

Adults

Name: _____ Relationship Mother

Name: _____ Relationship Daughter

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Newspaper _____

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

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

Signed by _____

b6
b7C

b6
b7C

b6
b7C

*5/6/74
OK for
5/15/74
M*

Apt. []
15 May 74

2 YEAR LEASE

1 MONTH RENT

1 MONTH SECURITY

\$ 240.00
\$ 240.00
\$ 480.00

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

b6
b7c

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

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

Payment of Rent

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

Repairs and Alterations

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

LEASE BOOK

SPLIT RENTAL

R/E TAX CL

GARAGE BOOK

KARDEX 50

PLATE 50

CARD 30

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

Applicants Must Submit W-2 Forms

No. of Rooms 3

Date 4-1-74

Apt. No.

*OK for 4/1/74
2 yr lease. at 230 per mo*

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

Bldg. No. 2727 OCEAN PRINCE

Bal. Mos. Rent 230.00

APPLICATION FOR APARTMENT

1 Mos. Security 230.00

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address BROOKLYN NEW YORK 11235

Position Position Held Since 1 yr Phone No.

4. Present Landlord TRUMP Address Present Rent: \$190.

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

5. Previous Landlord LIVE WITH FAMILY Address

How long a tenant? Reason for moving

6. References:

a) Name Address Relationship NONE

Yes or No

b) Name Address SAME AS ABOVE Relationship NO

Yes or No

c) Name Address Relationship NO

Yes or No

7. Bank WALTON FRATKINER'S HANDLER CO. Branch LAKE SUCCESS

Address LAKE SUCCESS Acct. in name of

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

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name: Relationship SELF

Name: Relationship

Name: Relationship

Children

Name: NONE Relationship Age Sex

Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend

Age Applicant

NOT BE REFUNDED

Signed by

*4/1/74
OK for
4/1/74
Wanted
for
Guarantor*

ALLOWED

b6
b7C

b6
b7C

b6
b7C

No. of Rooms 3
Apt. No.
Bldg. No. 2727

Applicants Must Submit W-2 Forms

Date 4-1-74
Dep. _____
(Not Less than One Month's Rent)
Bal. Mos. Rent 230.00
1 Mos. Security 230.00

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name (Sureantor) Age
2. Present Address B'klyn N.Y. Phone No.
3. Business or Employer (firm name) Income:
Address B'klyn N.Y. 11835
Position Position Held Since 1972 Phone No.
4. Present Landlord Address 92 above Present Rent: \$150.00
How long a tenant? 2 yrs Reason for moving N/A
5. Previous Landlord Address
How long a tenant? N/A Reason for moving N/A
6. References:
 - a) Name Address Any Relationship
Yes or No
 - b) Name Address Any Relationship
Yes or No
 - c) Name Address Any Relationship
Yes or No
7. Bank Branch
Address Acct. in name of
8. Do you own a car License No. Do you require a garage
Yes or No Yes or No
9. Intended occupants of apartment

NO DOGS ALLOWED

- Adults**
- Name: Relationship
- Name: Relationship
- Name: Relationship
- Children**
- Name: Relationship Age Sex
- Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend

Agent Applicant

REFUNDED

Signed by

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

b6
b7c

b6
b7c

Tenant

[Redacted]

Receipt NO

1730

Date

1 APRIL 74

Apt. No.

[Redacted]

Address

2777 Ocean Pkwy

Apt. Rent

\$230.00

to

\$ 230.00

Security

\$230.00

\$ 230.00

b6

Deposit

\$ _____

b7C

Other

KEYS

\$ 5.00

Total Amount Received

\$ 465.00

Cash

Check

265.00

200.00

[Redacted]

APT. [] 1 MONTH RENT 230.00
 STARTS APR 1, 1974 1 MONTH SECURITY 230.00
 TOTAL 460.00

b6
b7C

Agreement of Lease made the 8th day of April, 1974, between [] Lincoln Shore Apartments and [] (as Guarantor) as Tenant.

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

DEPOSIT REQUIRED

Receipt No 3736

[Redacted Tenant Name]

Tenant

Date

11/30/74

Apt. No.

[Redacted Apt. No.]

Address

Apt. Rent

\$ 230

to

1 year lease

\$

Security

to begin

Feb. 15, 74

\$

115.00

Deposit

Feb. 18, 1974

MARCH 1

MARCH 15, 1974

\$

230.00

Other

Will Sign Lease

Feb 2, 74

\$

Receiv

[Redacted Signature]

Total Amount Received

\$

Cash

Check

b6
b7C

Receipt No 3737

2/2/74

Tenant [Redacted]

Apt. No. [Redacted]

Address 27 27

Date O.P.

Apt. Rent _____ to _____ \$ _____

b6
b7C

Security..... \$ 230.00

Deposit..... \$ _____

Other *Key Deposit* \$ 5.00

Rece

[Redacted]

Total Amount Received \$ 235.00

Cash Check

Applicants Must Submit W-2 Forms

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

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

APPLICATION FOR APARTMENT

WV Lease

SOCIAL SECURITY # [Redacted]
1. Name [Redacted] Age [Redacted]
2. Present Address [Redacted] BROOKLYN Phone No. [Redacted]
3. Business or Employer (firm name) [Redacted] Income: [Redacted]
Address [Redacted]
Position [Redacted] Position Held Since 1969 Phone No. [Redacted]

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

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

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

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

9. Intended occupants of apartment
Adults
Name: [Redacted] Relationship [Redacted]
Name: [Redacted] (WIFE) Relationship [Redacted]
Name: [Redacted] Relationship [Redacted]

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

In case of emergency - notify [Redacted]
Recommended By Friend [Redacted]

Newspaper By SUPER

Agent [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

Signed by [Redacted]

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

*1/31/74
OK for
Mishy*

*New phone
New 1/8*

ALLOWED

NO DOGS

b6
b7C

b6
b7C

b6
b7C

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

Applicants Must Submit W-2 Forms

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

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]
1. Name [Redacted] *call 4/30* Mos. Security 230.00
2. Present Address [Redacted] Phone No. [Redacted]
3. Business or Employer (firm name) [Redacted] Income: [Redacted]
Address [Redacted]
Position [Redacted] Position Held Since 1969 Phone No. [Redacted]
4. Present Landlord [Redacted] Address [Redacted] Present Rent: [Redacted]
How long a tenant? 2 YEARS Reason for moving SELLING HOUSE
5. Previous Landlord [Redacted] Address [Redacted]
How long a tenant? [Redacted] Reason for moving [Redacted]
6. References:
a) Name [Redacted] Address [Redacted] Any Relationship BROTHER
Yes or No [Redacted]
b) Name [Redacted] Address [Redacted] Any Relationship YES
Yes or No [Redacted]
c) Name [Redacted] Address [Redacted] Any Relationship [Redacted]
Yes or No [Redacted]
7. Bank GREEN POINT Branch UTICA & CHURCH
Address [Redacted] Acct. in name of [Redacted]
8. Do you own a car YES License No. [Redacted] Do you require a garage [Redacted]
Yes or No [Redacted] Yes or No [Redacted]
9. Intended occupants of apartment.

Adults
Name: [Redacted] Relationship [Redacted]
Name: [Redacted] Relationship (WIFE)
Name: [Redacted] Relationship [Redacted]
Children
Name: [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]
Name: [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]
Agent [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

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

Signed by [Redacted]

ALLOWED
NO DOGS

2/15/74
OK for

b6
b7C

b6
b7C

b6
b7C

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

b6
b7c

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

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

Payment of Rent
Repairs and Alterations
 LEASE BOOK
 SPLIT RENT
 GARAGE BOOK
 KARDEX SB
 PLATE SB
 CARD

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

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

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

Supt Hos 9 apart
ments - this is
the reason for
Time allowed.



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b7c

Receipt No. 1732

Tenant [Redacted]

Date 4-8-74

Apt. No. [Redacted]

Address 2727 Ocean Pkwy

Apt. Rent _____ to _____ \$ _____

Security _____ \$ _____

Deposit \$ 265 00 \$ 265 00

Other _____ \$ _____

Re [Redacted]

Total Amount Received \$ 265 00

Cash Check

b6
b7c

Receipt No. 1736

Tenant [Redacted]

Date 4-20-74

Apt. No. [Redacted] Address 2727 Ocean Blv

Apt. Rent _____ to _____ \$ _____

Security _____ \$ 265 00

Deposit _____ \$ _____

Other KEYS \$ 5 00

[Redacted]

Total Amount Received \$ 270 00

Cash Check

b6
b7C

No. of Rooms 3 1/2

Applicants Must Submit W-2 Forms

Date 4-9-74

Apt. No.

Dep. \$265.00
(Not Less than One Month's Rent)

Bldg. No. 2727 Ocean Pkwy.

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address N.Y.C. N.Y. 10019

Position Position Held Since 2 1/2 yrs. Phone No.

4. Present Landlord Address Present Rent: 167.10

How long a tenant? 1 1/2 years Reason for moving to apt.

5. Previous Landlord lived with parents Address

How long a tenant? _____ Reason for moving _____

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

b) Name Address Any Relationship Yes or No

c) Name Address Any Relationship Yes or No

7. Bank National Bank of NA Branch 1 Kings Highway + McDonald Ave

Address _____ Acct. in name of

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

Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: Relationship _____

Name: Relationship _____

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed by

Handwritten notes:
4/10/74
EK for
5/15/74

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b7C

b6
b7C

b6
b7C

No. of Rooms

3 1/2

Applicants Must Submit W-2 Forms

Date

4-9-74

Apt. No.

[Redacted]

Dep.

265.00

(Not Less than One Month's Rent)

Bldg. No.

2727 Ocean Pkwy

Bal. Mos. Rent

APPLICATION FOR APARTMENT

1 Mos. Security

SOCIAL SECURITY #

1. Name [Redacted] Age [Redacted]

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

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

Address [Redacted] FAIR Rockaway

Position [Redacted] Position Held Since 3 years Phone No. [Redacted]

4. Present Landlord Address Present Rent:

How long a tenant? Reason for moving:

5. Previous Landlord Address

How long a tenant? Reason for moving:

6. References:

a) Name Address Any Relationship Yes or No

b) Name Address Any Relationship Yes or No

c) Name Address Any Relationship Yes or No

7. Bank Branch

Address Acct. in name of

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

9. Intended occupants of apartment

Adults

Name: Relationship:

Name: Relationship:

Name: Relationship:

Children

Name: Relationship: Age Sex

Name: Relationship: Age Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Agent

[Redacted]

Applicant

[Redacted]

DEPOSITS WILL NOT BE REFUNDED

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

Signed by

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b7c

b6
b7c

APT. []

1 MONTH RENT
1 MONTH SECURITY

265.00
265.00
530.00

FOR MAY 15, 1974

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

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

Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **May 1st,** 1974 and terminating **April 30th,** 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ **3180.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **265.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

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

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

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

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

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

Occupancy

Term

Rent

INITIAL

(Palm SB)

HERE

Payment of Rent

Repairs and Alterations

LEASE BOOK X 42

SPLIT RENTAL

CHARGE BOOK

MARBLE SB

PLATE SB

CARD SB 4

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

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Receipt NO 3437

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b7C

Tenant

[Redacted]

Date

9/21/73

Apt. No.

[Redacted]

Address

7777 Ocean Parkway

Apt. Rent

Oct 1,

to

Oct 31, 1973

\$ 235.00

Security

\$ 235.00

Deposit

\$ 100.00

Other

Key deposit

\$ 5.00

Received

[Redacted]

Total Amount Received

\$ 375.00

Cash

Check

Receipt No 8764

b6
b7C

Tenant [Redacted]

Date 9/20/23

Apt. No. [Redacted]

Address 2127 Tenth St

Apt. Rent to \$ 375

Security \$

Deposit \$

Other \$

Received by: [Redacted] Total Amount Received \$ 375

Cash Check

Sept. 1, 1973 - 235 - New York New. Repp - 2 A1C

No. of Rooms 3 1/2

Applicants Must Submit W-2 Forms

Date 9.9.73.

Apt. No.

8
7 eps at 235 per mo

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

Bldg. No. 2727.

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security \$ 100.00

SOCIAL SECURITY #

1. Name Age 43

2. Present Address BRKlyn 11226 Phone No.

3. Business or Employer (firm name) Income OK

Address

Position Position Held Since 1953 Phone No.

4. Present Landlord Address Present Rent: 121.32

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

5. Previous Landlord Address Brooklyn

How long a tenant? 19 YRS Reason for moving _____

6. References:

a) Name Address Any Relationship Yes

b) Name Address Any Relationship _____

c) Name Address Any Relationship _____

7. Bank NO South Brooklyn Savings Bank Branch New York Plaza

Address New York Plaza Acct. in name of

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

9. Intended occupants of apartment

Adults

Name: Relationship Husband

Name: Relationship Wife

Name: Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify Brooklyn

Recommended By Friend _____

Newspaper _____

Age Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed by _____

9/18/73
OK for
10/11/73
New York

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b6
b7C

b6
b7C

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

b6
b7c

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

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

Occupancy

Term

Rent

Payment of Rent

Repairs and Alterations

LEASE BOOK

SPLIT RENTAL

GARAGE BOOK

KARDEX

PLATE

CARD S. Baum

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

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

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

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

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

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

Chase Manhattan Bank

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-

Received from

\$ 100.00 in cash and
deposit on Oct.

No receipt

b6
b7c

Receipt NO. 4-25-1739

b6
b7C

Tenant

[Redacted]

Date

Apt. No.

[Redacted]

Address

2727 O.T.

Apt. Rent

to

\$

Security

\$

280.00

Deposit

\$

Other

Keys

\$

5.00

Total Amount Received

\$

285.00

Cash

Check

will bring in receipt

280.00 paid

R

[Redacted]

Receipt No. 1744
✓ - 25-7X

Tenant [Redacted]

Apt. No. [Redacted] Address 2737 UP.

Apt. Rent _____ to _____ \$ _____ b6
b7C

Security _____ \$ 280.00

Deposit _____ \$ 5.00

[Redacted]

VOID KEYS
VOID KEYS \$ ~~5.00~~

Total Amount Received \$ 285.00

Cash Check 285.00

Applicants Must Submit W-2 Forms

No. of Rooms 4

Date 4-22-74

Apt. No. [Redacted]

Dep. \$280.00

(Not Less than One Month's Rent)

Bldg. No. 2727 O.P.

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

b6
b7C

SOCIAL SECURITY # _____

1. Name _____ Age _____

2. Present Address _____

Phone No. _____

3. Business or Employer (firm name) _____

Income: _____

Address _____

Position _____

Position Held Since 10 YRS.

Phone No. _____

4. Present Landlord _____

Address _____

Present Rent: 295⁰⁰ / 9 x 110

How long a tenant? 3 YRS

Reason for moving to SMAD

5. Previous Landlord _____

Address _____

How long a tenant? _____

Reason for moving _____

6. References:

a) Name _____

Address _____

Any Relationship No

b) Name _____

Address _____

Yes or No

c) Name _____

Address _____

Any Relationship SISTER

Yes or No

7. Bank NO ROOSEVELT

Branch MARINE PARK

Address MANUFACTURERS

Acct. in name of FLAT BUSH

Mer: _____

8. Do you own a car? Yes

Yes or No

License No. _____

Do you require a garage? ?

Yes or No

9. Intended occupants of apartment

Name: _____

Relationship _____

Name: _____

Relationship _____

Name: _____

Relationship _____

Children

Name: _____

Relationship _____

Age _____

Sex _____

Name: _____

Relationship _____

Age _____

Sex _____

In case of emergency - notify _____

Recommended By Friend _____

Agent _____

Applicant _____

WILL NOT BE REFUNDED

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

Signed by _____

b6
b7C

OK for 5/1/74

ALLOWED

APT. []
2 YR LEASE

5 MAY 74 1/2 MONTH LEASE
1/2 MONTH SECURITY

280.00
280.00
560.00 b6 b7c

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

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

Occupancy

Term

Rent

Rider SB

HERE

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

Receipt No. 1743

b6
b7C

5-5-74

Tenant [Redacted]

Date

Apt. No. [Redacted]

Address 2777 O.P.

Apt. Rent _____ to _____ \$ _____

Security \$ 250.00

Deposit \$ _____

Other KEYS \$ 5.00

[Redacted]

Total Amount Received \$ 255.00

Cash Check

Receipt No. 1738

Tenant [Redacted]

Date 4-22-74

Apt. No. [Redacted] address 2527 O.P.

b6

Apt. Rent _____ to _____ \$ _____

b7C

Security \$ 250 00

Deposit \$ _____

Other \$ _____

[Redacted]

Total Amount Received \$ 250 00

Cash

Check

No. of Rooms 3 1/2
Apt. No. [Redacted]
Bldg. No. 2727 O.P.

Applicants Must Submit W-2 Forms

Date 4/22/74
Dep. 250.00
(Not Less than One Month's Rent)
Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security 250.00
5.00 K. I.)

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] Age [Redacted]

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

3. Business or Employer (firm name) [Redacted] Income [Redacted]
Address [Redacted] N.Y. Position [Redacted] Position Held Since 7/1/73 Phone No. [Redacted]

4. Present Landlord [Redacted] Address [Redacted] Present Rent: 210
How long a tenant? 10 MONTHS Reason for moving CHANGE OF JOBS

5. Previous Landlord S/A Address [Redacted]
How long a tenant? S/A Reason for moving [Redacted]

6. References:
a) Name [Redacted] Address [Redacted] Any Relationship NO
b) Name [Redacted] Address '' Any Relationship NO
c) Name [Redacted] Address '' Any Relationship NO

7. Bank NOISE MANHATTAN Branch FURTEST AVE
Address FURTEST AVE S.I. NY Acct. in name of [Redacted]

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

ALLOWED

4/22/74
OK for
5/15/74
[Signature]

9. Intended occupants of apartment

Adults

Name: [Redacted] Relationship _____
Name: [Redacted] Relationship WIFE
Name: _____ Relationship _____

Children

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

In case of emergency - notify [Redacted]

Recommended By Friend _____

Agent [Redacted] Applicant [Redacted]

WILL NOT BE REFUNDED X

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

Signed by [Redacted]

b6
b7C

b6
b7C

b6
b7C

1 YEAR LEASE

15 MAY 1974
1 MONTH RENT → 250.00
1 MONTH SECURITY → 250.00
500.00

Agreement of Lease made the 8th day of May, 1974, between
Lincoln Shore Apartments
[] and []
the Landlord, and
[] as Tenant.

b6
b7c

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 2727 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of One years, commencing May 1st, 1974, and terminating April 30th, 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3000.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 250.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

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

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

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

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

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

Occupancy

Term

Rent

Payment of Rent

Repairs and Alterations

LEASE BOOK

SPLIT RENTAL

R/E TAX CL

GARAGE BOOK

KARDEX 15B

PLATE 15B

CARD 15B

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

DEPOSIT PROVED

Receipt No 3739

Tenant

[Redacted]

Date

2/24/74

Apt. No.

[Redacted]

Address

27 27

Ocean Park

Apt. Rent

MARCH 1

to

April 1

\$ 190.00

Security

\$

Deposit

\$

Other

Key Deposit

\$ 5.00

Received

[Redacted]

Total Amount Received

\$ 195.00

Cash

Check

b6
b7C

Receipt No 3738

Tenant

[Redacted]

Date

2/22/77

Apt. No.

[Redacted]

Address

27 27 O.P.

Apt. Rent

to

\$

b6

b7C

Security

\$

Deposit

\$

190.00

Other

\$

Received

[Redacted]

Total Amount Received

\$

Cash

Check

Applicants Must Submit W-2 Forms

No. of Rooms 1 1/2

Date 2/22/74

Apt. No.

Dep. 190⁰⁰
(Not Less than One Month's Rent)

Bldg. No. 2727 Ocean Parkway

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY #

1. Name Age

2. Present Address BKLYN NY Phone No.

3. Business or Employer (firm name) Income:

Address JAMAICA, NY. Other income Int ETC.

Position Position Held Since _____ Phone No.

4. Present Landlord Living with friend Address _____ Present Rent: _____

How long a tenant? _____ Reason for moving _____

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

a) Name Address BKLYN Any Relationship NO
Yes or No

b) Name Address Any Relationship YES
Yes or No

c) Name Address BKLYN Any Relationship NO
Yes or No

7. Bank CHEMICAL BANK Branch 67 BROAD ST. #16

Address 67 BROAD ST NYC Acct. in name of

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

9. Intended occupants of apartment

Adults

Name: Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify

Recommended By Friend

Newspaper

Name _____

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

Signed by

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

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4467110

4/22/74
OK for

2 yrs
at 190

7/6

Vac. 3 mo.

ALLOWED

1 A/C APT [] 2 year lease 190 Rent
 Lease to start March 1, 1974 190 Security
 Lease to end Feb 28, 1976 5 Key Deposit

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

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

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

Occupancy
 Term
 Rent
 Repairs and Alterations
 LEASE BOOK X
 SPLIT RENTAL
 GARAGE BOOK
 KARDEX 1 SB
 PLATE 1 SB
 CARD 3 SB
 Liability and Property Damage
 Entry to Apartment
 Security
 Sign
 Assignment
 Fire Clause
 Fire Damage

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

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

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

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

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Receipt No. 1731

Tenant

[Redacted]

Date

4-3-74

Apt. No.

[Redacted]

Address

2727 Ocean Pkwy

Apt. Rent

\$315.00

to

\$

Security

\$

315.00

Deposit

\$

Other

KEYS

\$

5.00

Rec

[Redacted]

Total Amount Received

\$

320.00

Cash

Check

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Receipt No. 1729

Date 3-31-74

Tenant [Redacted]

Apt. No. [Redacted] Address 2727 Ocean Park.

Apt. Rent _____ to _____ \$ _____

Security _____ \$ 315.00

Deposit _____ \$ _____

Other _____ \$ _____

Re [Redacted]

Total Amount Received \$ 315.00

Cash Check

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RE-RENT ORDER

DATE: 4/10/74

APT. [] ROOMS 4 1/2 BLDG. Lincoln Shore

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APPROVED RENTAL: [] \$ 315.00

OLD TENANT VACATING: []

AVAILABLE FOR: []

PREVIOUS RENTAL \$ 257.60

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

ADDRESS APT. # \$ []

ADDRESS APT. # \$ []

ADDRESS APT. # \$ []

Average Rent Comp. Apts. (\$ [])

ADD: 5% (Taxes & Operating Costs)

TOTAL BASE RENT []

APT. MARKET VALUE []

Garage/Services to be added:

Garage..... []

Equipment: []

Pool/Other: []

TOTAL APPROVED RENTAL: [315.00]

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

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

Remarks: A/S C C.

APPROVED BY: []

DATE RENTED: []

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

Date 3-31-74

Apt. No. [Redacted]

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

Bldg. No. 2727 Ocean Pkwy

Bal. Mos. Rent 315.00

APPLICATION FOR APARTMENT

1 Mos. Security 315.00

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] Age [Redacted]

2. Present Address Bklyn N.Y. Phone No. [Redacted]

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

Address [Redacted] Position [Redacted] Position Held Since 2/73 Phone No. [Redacted]

4. Present Landlord [Redacted] Address [Redacted] Present Rent: 1169.00

How long a tenant? 16 years Reason for moving Larger quarters desired

5. Previous Landlord [Redacted] Address [Redacted]

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

6. References: a) Name [Redacted] Address [Redacted] Any Relationship YES

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

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

7. Bank NO WILLIAMSBURG Branch 86th Branch

Address [Redacted] Act in name of [Redacted]

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

9. Intended occupants of apartment

Adults

Name: [Redacted] Relationship FATHER

Name: [Redacted] Relationship MOTHER

Name: [Redacted] Relationship SON

Children

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

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

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]

Newspaper NY Times

Name [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

Signed by [Redacted]

Handwritten notes: 4/1/74 OK for 5/1/74

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b6 b7C

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

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

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

Occupancy
 Term
 Rent

Rish
503

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 check, same shall be accepted subject to collection and any extraneous written matter contained thereon shall not in any way affect the terms of this lease or be binding upon the Landlord.

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

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

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

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

Chase Manhattan Bank - Interest bearing

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-

Payment of Rent

Repairs and Alterations

LEASE BOOK ✓
 SPLIT RENTAL -
 GARAGE BOOK -
 KARDEX ✓ 50
 PLATE ✓ S B
 CARD ✓ 7

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

DEPOSIT PROTECTED

OCEAN

TERRACE

Receipt No. 2899

Tenant

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

Apt. No.

Street Address 2650 OCEAN PKWY BROOKLYN, NY

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b7C

Apartment rent from DEPOSIT FOR APT. KEYS

Security \$

Cash

Check

received payment

(Amount)

(Agent)

Receipt No. 2898

Tenant

Amt. \$ 370 = Date 3/12/74 b6
b7c

Apt. No. Street Address: 2650 OCEAN PKWY BROOKLYN NY.

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

Cash
Check

Received payment

THREE HUNDRED SEVENTY DOLLARS

(Amount)

Receipt No. 2897

b6

b7C

Tenant

Amt. \$ 100 Date MARCH 10

Apt. No. Street Address 2650 OCEAN PKWY - BROOKLYN

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

Cash
Check

Received payment

ONE HUNDRED DOLLARS

(Amount)

No. of Rooms 2 1/2

Applicants Must Submit W-2 Forms

Date 3/10/74

Apt. No. [Redacted]

MONTHLY RENT \$230. = FIRST YEAR \$100. =
" 240. = 2ND YEAR (No Less than One Month's Rent)

Bldg. No. 0. TERRACE

Bal. Mos. Rent 130. =

APPLICATION FOR APARTMENT

1 Mos. Security 240. =

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] Age [Redacted]

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

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

Address [Redacted] BK NY

Position [Redacted] Position Held Since Feb 71 Phone No. [Redacted]

4. Present Landlord [Redacted] Address [Redacted] BK Present Rent: 210

How long a tenant? 1 yr Reason for moving [Redacted]

5. Previous Landlord [Redacted] Address [Redacted]

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

6. References:

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

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

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

7. Bank Williamsburg Branch Main

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

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

9. Intended occupants of apartment

Adults

Name: [Redacted] Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

Children

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

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

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]

Newspaper [Redacted]

Name

Agent [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

Signed by [Redacted]

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

3/11/74
OK for
4/11/74

1/2 yr at 230
2 1/2 yr at 240

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b6
b7C

b6
b7C

APT.

FIRST YEAR MONTHLY RENT \$ 230. =
SECOND " " " 240. =
1 MONTH SECURITY " 240. =
2 YEARS LEASE FROM APRIL 1/74

Agreement of Lease made the 25th day of March 1974, between Ocean Terrace the Landlord, and as Tenant.

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Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment on the floor in premises No. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **April 1st, 1974** and terminating **March 31st, 1976** unless sooner terminated as hereinafter provided, at the annual rental of \$ **See Clause 4** payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **See Clause 4** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

Occupancy

Term

Rent

Sub 74

HERE

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

Payment of Rent

Repairs and Alterations

LEASE BOOK

SPLIT RENTAL

GARAGE BOOK

INDEX *SB*

PLATE *SB*

KEY *MZ*

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

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

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

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

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

DECONTROLLED

Receipt No 2011

Tenant

Amt. \$ 395 = Date 5/1/74

b6
b7C

Apt. No.

Street Address 2650 OCEAN HWY. BLYN, NJ

Apartment rent from MAY 15/74 to JUNE 14/74

Security \$ 300

Cash
Check M.O.

Received payment

THREE HUNDRED NINETY FIVE DOLLARS

(Amount)

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

Applicants Must Submit W-2 Forms

OK for 5/15/74

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

APPLICATION FOR APARTMENT

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

APPROVED

9. Intended occupants of apartment

Adults

Name: myself Relationship: []
Name: [] Relationship: []
Name: [] Relationship: []

Children

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

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

In case of emergency - notify [] [] []
Recommended By Friend: []
Newspaper: NEW YORK TIMES
Name: []
Agent: [] Applicant: []

DEPOSITS WILL NOT BE REFUND

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

Signed by: []

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APT. [] - MONTHLY RENT \$ 210. =
SECURITY " 210. =

2 YEARS LEASE FROM MAY 15/74

Agreement of Lease made the 3rd day of May, 1974, between
Ocean Terrace [] the Landlord, and
[] as Tenant.

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Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord. Apartment [] on the [] floor in premises No. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing May 1st, 1974 and terminating April 30th, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2520.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 210.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

Occupancy
Term
Rent



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

Payment of Rent

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

Repairs and Alterations

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

LEASE BOOK
SPLIT RENTAL
GARAGE BOOK
KARDEX
PLATE
CARD

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

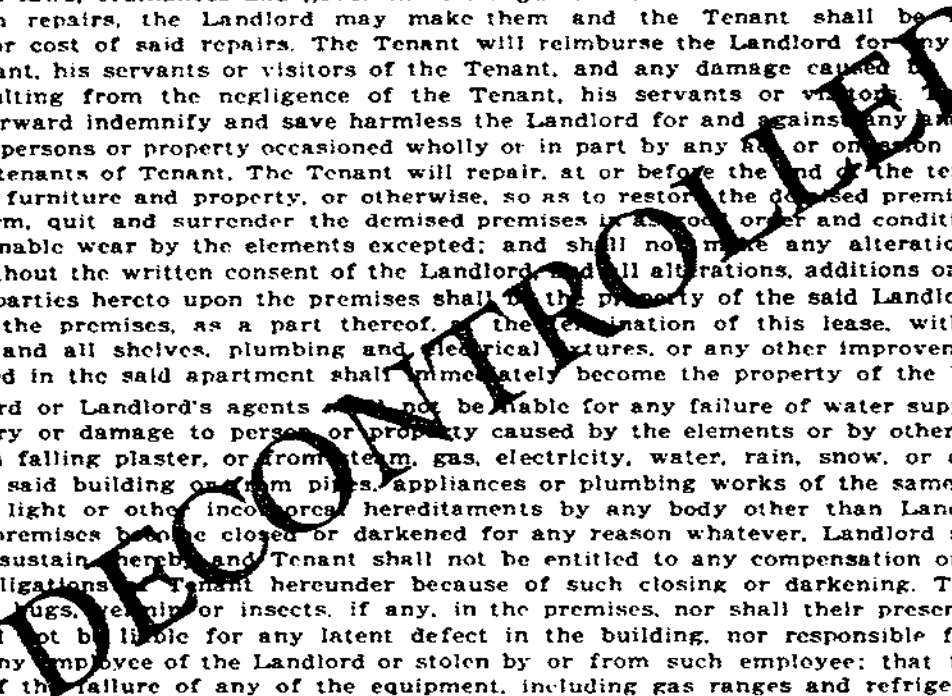
7. That the Tenant shall not assign this agreement or underlet the premises or any part hereof, or make any alteration in the apartment or premises without the Landlord's or Agent's consent in writing, or permit or suffer upon the premises any act or thing deemed extra-hazardous on account of fire.

Fire Clause

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

Fire Damage

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



Receipt NO 2905

Tenant [Redacted]

Amt. \$25.00 Date 5/29/74

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Apt. No. [Redacted] Street Address 2650 UCCAN BLVD - BRONX, NY

Apartment rent from May 15/74 to June 14/74 Security \$ [Redacted]

Cash
Check

[Redacted]

ed payment

[Redacted]

TWENTY FIVE AND 00/100 DOLLARS

(Amount)

(Agent)

No. of Rooms 2 1/2

Applicants Must Submit W-2 Forms

Date 5/1/74

Apt. No.

Dep. \$ 50 =
(Not Less than One Month's Rent)

Bldg. No. OCEAN TERRACE

Bal. Mos. Rent \$ 165 =

1 Mos. Security \$ 210 = 1/2 R.

APPLICATION FOR APARTMENT

SOCIAL SECURITY #
1. Name Age

2. Present Address 2650 OCEAN PARKWAY Phone No.

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

Position Position Held Since 10 yrs Phone No.

4. Present Landlord TRUMP Address 2650 OCEAN PK Present Rent: \$150.00
How long a tenant? 8 yrs Reason for moving went my own apt.

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

6. References:
a) Name Address 2650 OCEAN PK Any Relationship? Yes or No
b) Name Address 2650 OCEAN PK Any Relationship? Yes or No
c) Name Address Any Relationship? Yes or No

7. Bank WINDOLN SAVINGS BANK Branch AVE X
Address _____ Acct. in name of

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

9. Intended occupants of apartment 1
Adults
Name: Myself Relationship _____
Name: _____ Relationship _____
Name: _____ Relationship _____

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

In case of emergency - notify _____

Recommended By Friend _____

Newspaper _____

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed by _____

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b6
b7C

5/1/74
OK for
6/1/74

ALLOWED

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

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

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. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only

Term

by the Tenant and his own family and not otherwise, for the term of One years, commencing June 1st, 1974, and terminating May 31st, 1975 unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 2640.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 220.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

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

Payment of Rent

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

Repairs and Alterations

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

COPIES FROM []
PAGE 1 SB
PAGE 2 SB
CARD SB 7

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

Receipt No 2916

Tenant

Amt. \$ 390 = Date 5/6/74

b6
b7C

Apt. No.

Street Address 2650 OCEAN BLVD. BROOKLYN

Apartment rent from JUNE 1/74 to JUNE 30/74 Security \$ 200

Cash
Check

Received payment

THREE HUNDRETS NINETY DOLLARS

(Amount)

Receipt No. 2913

Tenant

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

b6
b7C

Apt. No. Street Address 2650 WEN HAN BLVD. BAYN, N.J.

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

Cash

Check

Received

FIFTY DOLLARS
(Amount)

Receipt No. 2917

Tenant

Amt. \$ 5.00 Date 5/6/74

Apt. No.

Street Address 250 W. 11th St. BROOKLYN

b6
b7C

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

Cash
Check

received payment

FIVE DOLLAR
(Amount)

b6
b7C

Tenant

Amt. \$570 - Date 3/7/74

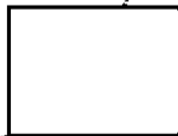
Apt. No

Street Address 2650 UCCOMPKWY BOSTON

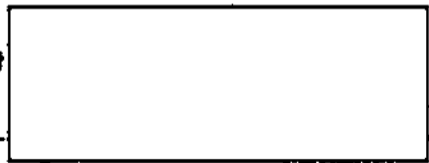
Apartment rent from APRIL 1/74 to APRIL 3/74 Security \$300 -

Cash

Check



Received payment



FIVE HUNDRED SEVENTY DOLLARS

(Amount)

(Agent)

Receipt No. 2896

Tenant

Amt. \$ 5 — Date 3/7/74

Apt. No.

Street Address 2650 OCEAN PKWY. BLYE

b6
b7C

Apartment rent from DEPOSIT FOR APT KEEP Security \$

Cash
Check

Recei

FIVE DOLLARS

(Amount)

nt)

Receipt No. 2894

Tenant

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

b6

b7C

Apt. No.

Street Address 253 OCEAN BLVD BLDG 110 NY

Apartment rent from APRIL 1/74 to APRIL 30/74

Security \$

Cash

Check

Received payment

ONE HUNDRED DOLLAR

(Amount)

No. of Rooms 4 1/2

Applicants Must Submit W-2 Forms

Date MARCH 3/74

Apt. No.

RENT \$330 - FIRST YEAR
" 340 - SECOND YEAR

Dep. \$ 100. -
(Not Less than One Month's Rent)

Bldg. No. 0 TERRACE 2 YEARS LEASE FROM 4/1/74

Bal. Mos. Rent \$ 300. -

APPLICATION FOR APARTMENT

1 Mos. Security \$ 340. -

SOCIAL SECURITY #

OK

1. Name Age

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address

Position Position Held Since 3 yrs. Phone No.

4. Present Landlord Address Present Rent: \$210

How long a tenant? 14 yrs. Reason for moving POOR UPKEEP OR BUILD.

5. Previous Landlord Address

How long a tenant? Reason for moving

6. References:

a) Name Address 1650 Ocean Pkwy Any Relationship No
Yes or No

b) Name Address 2650 O.P. Any Relationship No
Yes or No

c) Name Address Any Relationship No
Yes or No

7. Bank Bank of America Branch Santa Clara, CALIF.

Address Acct. in name of

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

9. Intended occupants of apartment

Name Relationship

Name Relationship Sm

Name Relationship Wife

Children

Name Relationship Sm Age Sex M

Name Relationship Age Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Agent Applicant

DEPOSITS WILL NOT BE

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.

Signature

3/4/74
OK for
4/1/74

b6
b7C

b6
b7C

b6
b7C

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

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

b6
 b7c

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **April 1st, 1974**, and terminating **March 31st, 1976** unless sooner terminated as hereinafter provided, at the annual rental of \$ **See Clause 4** payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **See Clause 4** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

Occupancy

Term

Rent

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

Receipt No. 2910

b6
b7C

Tenant [Redacted]

mt. \$ 5.00 Date 5/1/74

Apt. No. [Redacted]

Street Address 2650 WYMAN PLANS - BROOKLYN NY

Apartment rent from [Redacted] to [Redacted] Security \$ [Redacted]

Cash [Redacted]
Check [Redacted]

Received by

[Redacted Signature Box]

FIVE AND 00/100 DOLLARS

(Amount)

Receipt No. 2909

b6
b7C

Tenant

Amt. \$ 395.00 Date 5/1/74

Apt. No. Street Address 2650 OCEAN AVE BROOKLYN

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

Cash
Check



Received payment



THREE HUNDRED NINETY FIVE DOLLARS

(Amount)

Receipt No. 2906

b6
b7C

Tenant

Amt. \$ 305⁰⁰ Date 5-23/74

Apt. No.

Street Address 2650 OCEAN PKWY - BROOKLYN, NY

Apartment rent from JUNE 1/74 to JUNE 30/74 Security \$375⁰⁰

Cash

Check

Received payment

THREE HUNDRED AND FIVE DOLLARS

(Amount)

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

2 YEARS LEASE FROM JUNE 1/74

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

b6
b7c

Occupancy

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

Term

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

Rent

terminated as hereinafter provided, at the annual rental of \$ 4740.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 395.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

(P. 56)

HERE

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

Payment of Rent

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

Repairs and Alterations

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

LEASE []
MONTHLY RENTAL []
KEY DEPOSIT []
FURNITURE []
APPLIANCES []

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ 395.00 + \$5.00 Key Deposit as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

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

Applicants Must Submit W-2 Forms

OK for 6/1/74

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

b6
b7C

APPLICATION FOR APARTMENT

60

1. Name [] SOCIAL SECURITY # [] Age [] +
2. Present Address [] Bklyn 11230 Phone No. []
3. Business or Employer (firm name) [] Income: []
Address []

4. Present Landlord [] Position Held Since [] Phone No. []
Address [] Present Rent: 245

How long a tenant? 1 year Reason for moving larger quarters
5. Previous Landlord owned my home Address [] Bklyn
How long a tenant? 30 years Reason for moving want to be there

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

b6
b7C

7. Bank Chase Manhattan Branch 86
Address 86 St - 20 Ave Bklyn Act. in name of []

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

9. Intended occupants of apartment
Name: [] Relationship Friend
Name: [] Relationship "
Name: [] Relationship []

b6
b7C

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

In case of emergency - notify []
Recommended By Friend sign in front of bldg
Newspaper []
Name []

Agent [] Applicant []

DEPOSITS WILL NOT BE REFUNDABLE

Signed by []

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

No. of Rooms 4 1/2

Applicants Must Submit W-2 Forms

Date 4/28/74

Apt. No.

Dep. \$ 395.^{xx}
(Not Less than One Month's Rent)

Bldg. No. O. TERRACE

Bal. Mos. Rent _____

1 Mos. Security \$ 395.^{xx}

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name Age +

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address B5142

Position Position Held Since 1962 Phone No.

4. Present Landlord Property Owner Address _____ Present Rent: _____

How long a tenant? _____ Reason for moving Sold my house

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

a) Name Address Any Relationship NO

b) Name Address Any Relationship NO

c) Name Address Any Relationship NO

7. Bank First National Savings Branch Ave. U & E. 17" BKlyn

Address _____ Acct. in name of _____

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

Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: Relationship _____

Name: Relationship _____

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend Sign in front of building

Newspaper _____

Name

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

Signed by

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

Handwritten notes:
4/29/74
OK for
6/1/74

ALLOWED

b6
b7C

b6
b7C

b6
b7C

Tenant

Date 4/30/77 86

b6
b7C

Apt. No.

Address 7650 Ocean Pky.

Apt. Rent _____ to _____ \$ _____

Security _____ \$ _____

Deposit _____ \$ _____

Key Deposit \$ 5.00

Other _____ \$ _____

Received by:

Total Amount Received \$ 5.00
Cash Check

Receipt No. 2904

Tenant

\$ 220 = Date 4/24/74

Apt. No.

Street Address 2650 OCEAN PKWY - BROOKLYN

b6
b7C

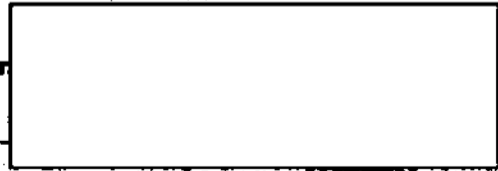
Apartment rent from MAY 1 / 74 to MAY 31 / 74

Security \$

Cash
Check

4/24/74

Received payment



TWO HUNDRED TWENTY DOLLARS

(Amount)

Receipt No. 2903

Tenant

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

Apt. No.

Street Address 2650 OCEAN PKWY. BLYN

Apartment rent from MAY 1/74

to MAY 31/74

Security \$

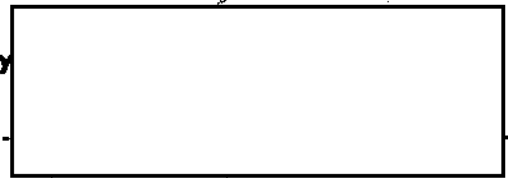
b6
b7C

Cash

Check

4 ads

Received pay



TWENTY TWO DOLLARS

(Amount)

No. of Rooms 2 1/2
Apt. No.
Bldg. No. 0 TERRACE

Applicants Must Submit W-2 Forms

OK for 5/1/74

Date 4/23/74
Dep. 220.-
(Not Less than One Month's Rent)
Bal. Mos. Rent 220.-
1 Mos. Security 220.-

APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name Age

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

3. Business or Employer (firm name) Income:

Address Hicksville

Position Position Held Since 1968 Phone No.

4. Present Landlord My house Address Present Rent:

How long a tenant? Reason for moving Selling the house -

5. Previous Landlord Address

How long a tenant? Reason for moving

6. References:

a) Name Address Any Relationship yes
Yes or No

b) Name Address Any Relationship no
Yes or No

c) Name Address Any Relationship
Yes or No

7. Bank Nations Bank of America Branch Hicksville, N.Y. 11801

Address Hicksville Office Acct. in name of

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

9. Intended occupants of apartment

Adults

Name: Relationship:

Name: Relationship:

Name: Relationship:

Children

Name: Relationship: Age: Sex:

Name: Relationship: Age: Sex:

In case of emergency - notify

Recommended By Friend

Newspaper

Name

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed by

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4/23/74
OK for
5/1/74

NO DOGS ALLOWED

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

2 YEARS LEASE FROM MAY 1/74

Agreement of Lease made the 25th day of April, 1974, between
Ocean Terrace [] the Landlord, and [] as Tenant.

b6
b7c

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing May 1st, 1974, and terminating April 30th, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2640.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 220.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

Occupancy

Term

Rent

56

HERE

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

Payment of Rent

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

Repairs and Alterations

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

SPLIT RENTAL
GARAGE BOOK
KARDEX 50
PLATE 150
CARD 50

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

No. of Rooms 3 1/2

Applicants Must Submit W-2 Forms

Date _____

Apt. No.

OK for [unclear]

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

Bldg. No. OCEAN TERRACE

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY #

1. Name _____ Age

2. Present Address _____ Phone No.

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

Address _____

Position _____ Position Held Since 1970 Phone No.

4. Present Landlord _____ Address _____ Present Rent: 197

How long a tenant? 9 yrs. Reason for moving building become Co-op.

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

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

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

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

7. Bank Little River Bank of Florida Branch Miami, Fla

Address _____ Acct. in name of _____

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

9. Intended occupants of apartment

Adults

Name: Relationship myself

Name: Relationship son

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend Sister Gene is Building

Newspaper _____ Name _____

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

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

Signed by _____

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APT. [] - MONTHLY RENT \$ 275.00
SECURITY " 275.00

1 YEAR LEASE FROM FEB. 15/74

Agreement of Lease made the 28th day of January, 1974, between [] the Landlord, and [] as Tenant.

b6
b7c

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

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

- Payment of Rent
- Repairs and Alterations
- LEASE BOOK
- SPLIT RENTAL
- GARAGE BOOK
- KARDEX
- PLATE
- CARD

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

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

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

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

- Signs
- Assignment
- Fire Clause
- Fire Damage

Receipt NO 2880

Tenant

Amt. \$ 100 ⁰⁰/₁₀₀ Date 1/27/74

Apt. No

Street Address 650 OCEAN PARKWAY BROOKLYN NY

Apartment rent from FEB 15/74 to MARCH 1/74

Security \$

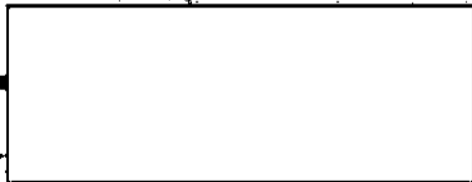
b6
b7C

Cash

Check



Received payment



ONE HUNDRED 00/100 DOLLARS

(Amount)

Receipt No. 2882

Tenant

Amt. \$ 450 Date 1/29/74

b6
b7C

Apt. No.

Street Address 2650 LEAF DR. BROOKLYN NY

Apartment rent from FEBRUARY 15/74 to MARCH 14/74 Security \$ 275

Cash

Check

payment

FOUR HUNDRED FIFTY DOLLARS

(Amount)

Receipt No. 2883

Tenant

Amt. \$ 5.00 Date 1/27/74

Apt. No.

Street Address 2650 GREEN PLAZA BROOKLYN N.Y.

Apartment rent from DEPOSIT FOR APT. KEYS

Security \$ _____

b6
b7C

Cash

Check

payme

FIVE 00/100 DOLLARS

(Amount)

No. of Rooms 2 1/2

Applicants Must Submit W-2 Forms

Date 1-28-74

Apt. No.

1 yr lease

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

Bldg. No. O. TERRACE

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No

3. Business or Employer (firm name) Income:

Address

Position Position Held Since _____ Phone No.

4. Present Landlord Address _____ Present Rent: \$277/3

How long a tenant? 1 1/2 years Reason for moving got a job in Brooklyn

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

a) Name Address Any Relationship NO
Yes or No

b) Name Address Any Relationship YES
Yes or No

c) Name Address Kings County Any Relationship NO
Yes or No

7. Bank National Branch Utica Ave.

Address Utica Ave Acct. in name of

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

9. Intended occupants of apartment

Adults

Name: Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify

Recommended By Friend _____

Newspaper

Name _____

Agent Applicant

DEPOSITS WILL NOT BE REFUNDED

Signed by

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

ALLOWED

light OK for

1/15/74
1 yr lease

b6
b7C

b6
b7C

b6
b7C

APT. [] - MONTHLY RENT \$ 220 -
 SECURITY // 220 -
 1 YEAR LEASE FROM FEB. 15/74

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

b6
b7c

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

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

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

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

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

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

- Occupancy
- Term
- Rent
- Payment of Rent
- Repairs and Alterations
- LEASE BOOK
- SPLIT RENTAL
- GARAGE BOOK
- KARDEX 5.15
- PLATE 3.3
- CARD

Liability and Property Damage

Entry to Apartment

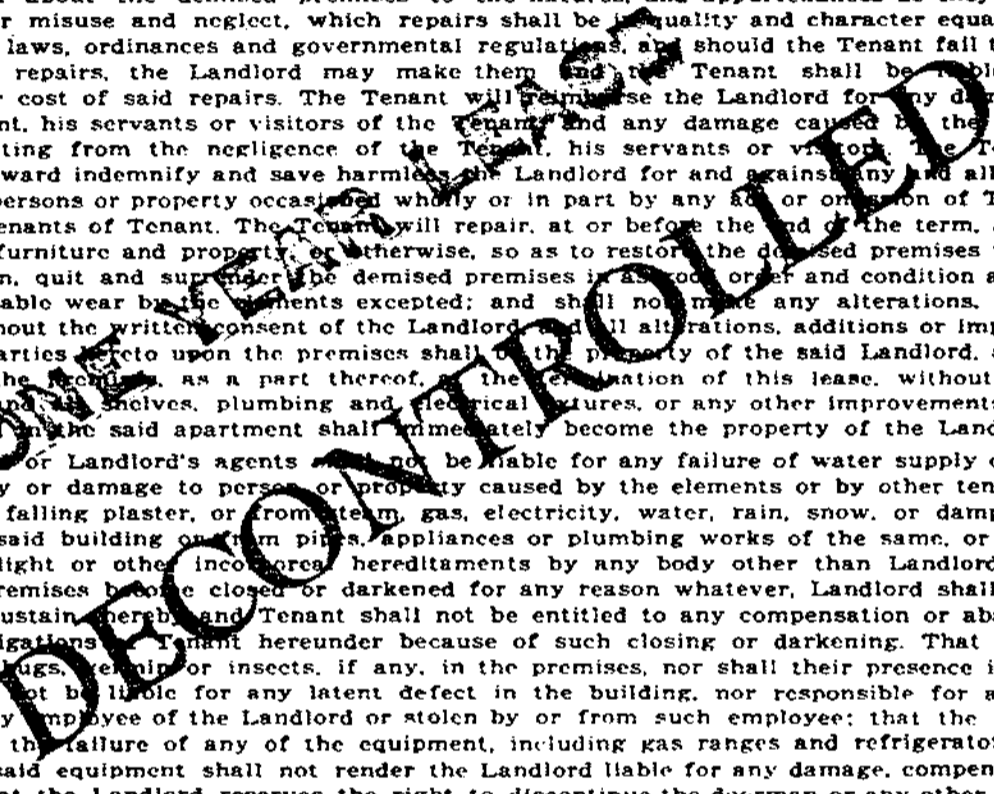
Security

Signs

Assignment

Fire Clause

Fire Damage



Receipt No. 2881

Tenant 100 - Date JAN 23/74

Apt. No. Street Address 2650 OCEAN PKWY - BROOKLYN

Apartment rent from FEB 15/74 MAR 14/74 Security \$

Cash
Check

received pay

ONE HUNDRED DOLLARS

(Amount)

b6
b7C

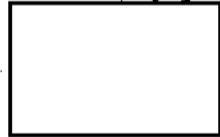
Receipt No. 2884

Tenant \$ 340 = Date JAN 30/74

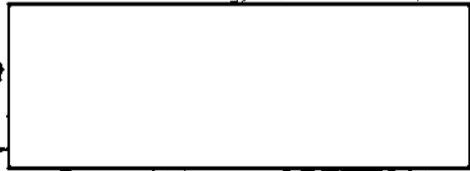
Apt. No Street Address 250 OCEAN PKWY. BROOKLYN b6
b7C

Apartment rent from FEB. 15/74 to MARCH 14 Security \$220-

Cash
Check



Received payment



THREE HUNDRED FORTY DOLLARS

(Amount)

(Agent)

Receipt NO 2885

Tenant

Amt. \$ 5 ^x

Date JAN 30/74

Apt. No.

Street Address 250 OCEAN BLVD BROOKLYN

Apartment rent from DEPOSIT FOR APT. KEYS to _____ Security \$ _____

b6
b7C

Cash
Check



Received payment

(Amount)

(Agent)

Receipt No. 2892

Tenant

Amt. \$ 5.00 Date FEB 1974

Apt. No. Street Address 2650 OCEAN PKWY BROOKLYN NY

Apartment rent from DEPOSIT FOR APT KEYS Security \$ _____

Cash
Check

Received payment

FIVE AND 00/100 DOLLARS
(Amount)



b6

b7C

Receipt No. 2890

Tenant

Amt. \$ 400 = Date FEB 1974

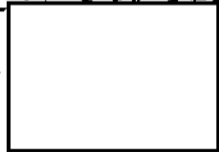
Apt. No. Street Address 2650 OCEAN PKWY BROOKLYN

b6
b7C

Apartment rent from MARCH 1/74 to MARCH 31/74 Security \$ 2.25

Cash

Check



Received by



FIVE HUNDRED DOLLARS

(Amount)

(nt)

Receipt No. 2889

Tenant

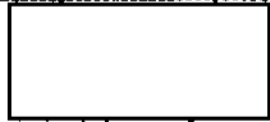
Amt. \$50^{xx} Date 2/17/74

Apt. No. Street Address 2650 OCEAN BLVD BROOKLYN NY

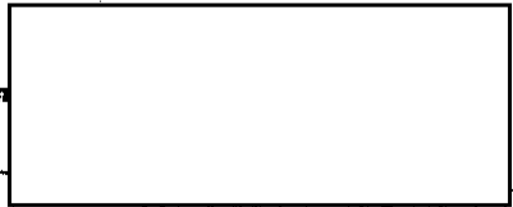
b6
b7C

Apartment rent from... MARCH 1/74 to MARCH 3/74 Security \$

Cash
Check



Received payment



FIFTY AND 00/100 DOLLARS
(Amount)

Applicants Must Submit W-2 Forms

No. of Rooms 2 1/2

Date 2/17/74

Apt. No.

**MONTHLY RENT. \$ 225. =
SECURITY 4 225. =**

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

Bldg. No. OCEAN TERRACE 1 YEAR LEASE FROM

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT 3/1/74

1/ Mos. Security _____

SOCIAL SECURITY #

1. Name _____ Age

2. Present Address _____ Phone No.

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

Address _____ NYC

Position _____ Position Held Since 1972 Phone No.

4. Present Landlord Living with Parents Address _____ Present Rent: _____

How long a tenant? _____ Reason for moving want my own apt.

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

a) Name Address Any Relationship Yes or No

b) Name Address Any Relationship Yes or No

c) Name Address Any Relationship Yes or No

7. Bank Frost National City Branch Church & McDonald Aves.

Address _____ Acct. in name of myself

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

Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name: myself only Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify

Recommended By Friend _____

Newspaper _____

Name

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

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

Signed by

b6
b7C

b6
b7C

b6
b7C

*2/18/74
OK for
3/1/74
M*

ALLOWED

APT. [] - MONTHLY RENT \$ 225 =
SECURITY // 225 =
1 YEAR LEASE FROM MARCH 1/74

Agreement of Lease made the 20th day of February, 1974, between
Ocean Terrace [] the Landlord, and
[] as Tenant.

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. 2650 Ocean Parkway
Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only
Term by the Tenant and his own family and not otherwise, for the term of One years, commencing
March 1st, 1974, and terminating February 28th, 1975 unless sooner
Rent terminated as hereinafter provided, at the annual rental of \$ 2700.00 payable at the office of the
landlord or such place as it may designate, in equal monthly installments of \$ 225.00 each in
advance on the first day of each calendar month during the term hereof, the first of said installments to be
paid on the signing of this lease. (unless this lease be a renewal).

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

Applicants Must Submit W-2 Forms

No. of Rooms 2 1/2

Date 2/17/74

Apt. No.

MONTHLY RENT. \$ 225. =
SECURITY " 225. =

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

Bldg. No. OCEAN TERRACE 1 YEAR LEASE FROM

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT 3/1/74

1 Mos. Security _____

SOCIAL SECURITY #

1. Name Age

2. Present Address Phone No

3. Business or Employer (firm name) Income

Address NYC

Position Position Held Since 1972 Phone No.

4. Present Landlord Living with Parents Address _____ Present Rent: _____

How long a tenant? _____ Reason for moving want my own apt.

5. Previous Landlord _____ Address _____

How long a tenant? _____ Reason for moving _____

6. References:

a) Name Address Any Relationship

b) Name Address Any Relationship

c) Name Address Any Relationship

7. Bank First National City Branch Church & McDonald Aves.

Address Acct. in name of myself

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

Yes or No

Yes or No

9. Intended occupants of apartment

Adults

Name: myself only Relationship _____

Name: _____ Relationship _____

Name: _____ Relationship _____

Children

Name: _____ Relationship _____ Age _____ Sex _____

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify

Recommended By Friend _____

Newspaper _____

Name

Agent _____ Applicant _____

DEPOSITS WILL NOT BE REFUNDED

Signed by

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

b6
b7C

b6
b7C

b6
b7C

2/18/74
OK for
3/1/74
NY

ALLOWED

AS

Receipt No 2886

Tenant [Redacted]

Amt. \$ 290 = Date 1/31/74

Apt. No. [Redacted]

Street Address 2650 OCEAN PKWY BROOKLYN

b6
b7C

Apartment rent from FEB. 15/74 to MAR. 14/74

Security \$

Cash
Check

[Redacted]

Received payment

[Redacted]

TWO HUNDRED NINETY DOLLARS

(Amount)

Receipt No. 2888

Tenant [Redacted]

Amt. \$ 0 = Date 2/6/

Apt. No. [Redacted]

Street Address 265 OCEAN BLVD BROOKLYN A.

b6
b7C

Apartment rent from DEPOSIT FOR APT KEY to Security \$

Cash

Check

[Redacted]

ed payme

[Redacted]

FIVE AND 00/100 DOLLAR

(Amount)

Receipt No. 2887

Tenant

Amt. \$ 290 = Date 2/6/74

Apt. No.

Street Address 2650 OCEAN PKWY BROOKLYN NY

Apartment rent from FEB 15/74 to MARCH 11/74 Security \$ 250

Cash

Check

received payment

TWO HUNDRED NINETY DOLLARS

(Amount)

b6
b7C

No. of Rooms 3 1/2
Apt. No. []
Bldg. No. OCEAN TERRACE

Applicants Must Submit W-2 Forms

1 YEAR LEASE FROM 2/15/74

Date 2/1/1974
Dep. _____
(Not Less than One Month's Rent)
Bal. Mos. Rent _____
1 Mos. Security _____

APPLICATION FOR APARTMENT

1. Name: _____ SOCIAL SECURITY # _____ Age _____

2. Present Address: _____ Phone No. _____

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

Address: _____ BROOKLYN

Position: _____ Position Held Since FEB '74 Phone No. _____

4. Present Landlord: _____ Address: _____ Present Rent: \$ 185.00 + ut. l.

How long a tenant? 2 yrs. 6 mos. Reason for moving: RELOCATION TO N.Y.C.

5. Previous Landlord: _____ Address: _____

How long a tenant? 1 yr. 4 mos. Reason for moving: DIVORCED MARRIAGE

6. References:

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

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

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

7. Bank: AVERYLAND NATIONAL Branch: 13 N. CENTRAL CATHC

Address: NORTH AVE, BALTO, MD. Acct. in name of: SELF

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

9. Intended occupants of apartment

Adults

Name: _____ Relationship: _____

Name: _____ Relationship: _____

Name: _____ Relationship: _____

Children

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

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

In case of emergency - notify _____

Recommended By Friend: EMPLOYEES

Newspaper: _____

Name

Agent: _____ Applicant: _____

DEPOSITS WILL NOT BE REFUNDED

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

Signed by: _____

Handwritten notes:
3/4/74
OK for
[Signature]

AWAYED

NO DOGS

b6
b7C

b6
b7C

b6
b7C

APT. [] - MONTHLY RENT \$ 290.00 =
 SECURITY 290.00 =
 1 YEAR LEASE FROM FEB. 15/74

Agreement of Lease made the 4th day of February, 1974, between
 Ocean Terrace [] the Landlord, and
 [] as Tenant.

b6
b7c

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 2650 Ocean Parkway Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **One** years, commencing **February 1st, 1974**, and terminating **January 31st, 1975** unless sooner terminated as hereinafter provided, at the annual rental of \$ **3480.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **290.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ **290.00 + \$5.00 Key Deposit** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

RE-RENT ORDER

DATE: 2/12/74

APT. ROOMS 3 1/2 BLDG. Ocean Terrace

b6
b7c

APPROVED RENTAL:  \$ 290.00

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:

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: _____

Open Case 5/15/74

Applicants Must Submit W-2 Forms

No. of Rooms 49

Date 4/29/74

Apt. No.

*244 Leonard 255-1st fl
260-2nd fl*

Dep. 520.00
(Not Less than One Month's Rent)

Bldg. No. 8700-25th AVE

Bal. Mos. Rent _____

APPLICATION FOR APARTMENT

1 Mos. Security _____

b6
b7C

SOCIAL SECURITY # _____

1. Name _____

2. Present Address _____ Phone No. _____

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

Address _____

Position _____ Position Held Since _____ Phone No. _____

4. Present Landlord _____ Address _____ Present Rent 225.00

How long a tenant? 3 years Reason for moving JOB TRANSFER

5. Previous Landlord _____ Address _____ S.F.N.Y.

How long a tenant? 3 years Reason for moving JOB TRANSFER

6. References: _____

a) Name _____ Address _____ Relationship NO

Yes or No

b) Name _____ Address _____ Relationship NO

Yes or No

c) Name _____ Address _____ Any Relationship NO

Yes or No

7. Bank Community National Bank Branch Warrensville Hts, Ohio 44128

Address Green Road + Emery acct. in name of _____

just ordered

8. Do you own a car _____ License No. waiting for plates Do you require a garage _____

Yes or No

Yes or No

9. Intended occupants of apartment

Name: _____ Relationship Wife

Name: _____ Relationship Husband

Name: _____ Relationship _____

Name: _____ Relationship SON Age Sex Male

Name: _____ Relationship _____ Age _____ Sex _____

In case of emergency - notify _____

Recommended By Friend Saw vacancy sign outside Building BKlyn, N.Y. 11214

Newspaper _____

Applicant _____

DEPOSITS WILL NOT BE REFUNDED

b6
b7C

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

Signed by _____

*5/1/74
OK for
5/15/74
AG*

We have
8 Vacancies
in this Bldg
now.

We have ⁸ Engineers
in Apt

Agreement of Lease made the 1st day of May, 1974, between
Chelsea Hall the Landlord, and

[] and [] as Tenant.

b6
b7c

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [] on the [] floor in premises No. 8700 25th Avenue Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing May 1st, 1974, and terminating April 30th, 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ See Clause 41 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ See Clause 41 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

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

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

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

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

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

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

Chase Manhattan Bank - Interest bearing

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

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

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

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

Occupancy

Term

Rent



HERE

Payment of Rent

Repairs and Alterations

LEASE BOOK

SPILT PAINT

PLATE

CARD

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

RE-RENT ORDER

DATE: 5/1/74

APT. [] ROOMS 4 BLDG. Chelsea Hall b6 b7c

APPROVED RENTAL: ~~_____~~ SPLIT 255.00
\$ 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: [255.00
260.00]

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

Are we charging for painting? Yes [] No []
Apartment Last Painted _____ Amt. \$ _____

Remarks: A/S C.C.

APPROVED BY: _____

DATE RENTED: _____

Payroll base 4/15/73 - 225-230,

No. of Rooms 3

Applicants Must Submit W-2 Forms

Date 4/4/73

Apt. No.

Dep. 460.⁰⁰/₂₅
(Not Less than One Month's Rent)

Bldg. No. 8700-25th Ave

1 Mos. Rent 225.⁰⁰

1 Mos. Security 230.⁰⁰

APPLICATION FOR APARTMENT

b6
b7C

SOCIAL SECURITY #

1. Name Age YRS

2. Present Address Phone No.

3. Business or Employer (firm name) Income:

Address Works for Worlco Inc

Position Position Held Since ABOUT 10 YRS Phone No.

4. Present Landlord SAME AS ABOVE Address Present Rent: 250.⁰⁰ MO,

How long a tenant? 5 YRS - Reason for moving WANT OWN APT. OWN FURNITURE

5. Previous Landlord LIVED WITH PARENTS Address

How long a tenant? ALL MY LIFE Reason for moving

6. References:

a) Name Address Any Relationship NO
Yes or No

b) Name Address Any Relationship NO
Yes or No

c) Name Address Any Relationship NO
Yes or No

7. Bank NO DO Branch

Address Acct. in name of

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

9. Intended occupants of apartment

Adults

Name: Relationship HUSBAND

Name: Relationship WIFE

Name: Relationship

Children

Name: Relationship Age Sex

Name: Relationship Age Sex

In case of emergency - notify

Recommended By Friend ADV. OUTSIDE OF BUILDING

Agent

Applicant

DEPOSITS WILL NOT BE REFUNDED

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

Signed by

b6
b7C

Receipt

1197

Tenant

[Redacted]

Date

4/19/74

Apt. No.

[Redacted]

Address

8700 - 25th Ave Bklyn, N.Y.

Apt. Rent

4/15

to

5/15

\$ 112.50
\$ 112.50

b6

b7c

Security

\$ 230.00

Deposit

\$ 460.00

Other

K.I.

\$ 5.00

Receive

[Redacted]

Total Amount Received

\$ 460.00

Cash

Check

Agreement of Lease made the 10th day of April, 1974, between Chelsea Hall and [redacted] as Tenant.

b6
b7c

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

Occupancy
Term
Rent

(Rm SB)

HERE

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

Payment of Rent

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

Repairs and Alterations

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

LEASE BOOK
SPLIT RENTAL
GARAGE BOOK
KARDEX
PLATE
CARD

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Chase Manhattan Bank - Interest bearing

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

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

Total Deleted Page(s) = 28

- Page 1 ~ Duplicate - #1361327, 177-HQ-1859, SECTION 2, PAGES 385-398;
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UNITED STATES GOVERNMENT

Memorandum

RECEIVED 3

TO : Assistant Attorney General
Civil Rights Division

AUG 20 6 55 PM '76
DATE: August 20, 1976

FROM : Director, FBI

DEPT. OF JUSTICE
RECEIVED
ROOM

DOCKETED

SUBJECT: TRUMP MANAGEMENT CORPORATION;
NEW YORK, NEW YORK
DISCRIMINATION IN HOUSING

AUG 20 1976
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 ~~one copy~~ of the report of Special Agent JOHN JOSEPH QUINN
dated August 16, 1976 at NEW YORK

A. This covers the preliminary investigation and no further action concerning a full investigation will be taken by this Bureau unless the Department so directs.

~~XXXX~~ The investigation is continuing and you will be furnished copies of reports as they are received.

C. The investigation requested by you has now been completed. Unless advised to the contrary no further inquiries will be made by this Bureau.

D. Pursuant to instructions issued by the Department, no investigation will be conducted in this matter unless specifically directed by the Department.

E. Please advise whether you desire any further investigation.

F. This is submitted for your information and you will be advised of further developments.

G. This is submitted for your information and no further investigation will be conducted unless specifically requested by the Department.

H. This covers the receipt of a complaint and no further action will be taken by this Bureau unless the Department so directs.

Enc. (2)

DJ File
175-52-28
awb