

RENT STAMP

Applicants Must Submit W-2 Forms

No. of Rooms 3  
Apt. No. [ ]  
Bldg. No. 590

Date \_\_\_\_\_  
Dep. 225.-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 225.-

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [ ]

1. Name [ ] S.S. No. [ ] Age [ ]

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

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

Address [ ]

Position [ ] Position Held Since \_\_\_\_\_ Phone No. [ ]

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 148.79

How long a tenant? 2 1/2 YRS Reason for moving \_\_\_\_\_

5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_

How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

6. References:

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

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

c) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_ or No

7. Bank FIRST NATIONAL CITY BANK Branch MADISON AVE + W 42ND ST

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 [ ]

Agent [ ] 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 [ ]

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**Agreement of Lease** made the 22nd day of February, 1973, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[redacted] as Tenant.

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**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. 590 Flatbush Avenue Borough of B'klyn 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 1973, and terminating March 31st 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,700.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 225.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

**Payment of Rent**

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

**Repairs and Alterations**

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

**Liability and Property Damage**

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

**Entry to Apartment**

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

**Security**

5. The Tenant has deposited with Landlord the sum of \$ 225.00 as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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

**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-

RENT STARTS 3.1.72

No. of Rooms 2 1/2  
Apt. No. [ ]  
Bldg. No. ✓ 90

2064 CROPSEY AVENUE  
BROOKLYN 14, N. Y.

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
Bal. Mos. Rent 225.-

APPLICATION FOR APARTMENT

1 Mos. Security 225.-  
3 AL. 400. - PAID

1. Name [ ] S.S. No. [ ] Age 51

2. Present Address [ ] Phone No. [ ]

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

Position [ ] Position Held Since 1 YR Phone No. [ ]

4. Present Landlord [ ] Address [ ] Present Rent: 200  
How long a tenant? 15 yrs Reason for moving CLOSER TO CITY

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

6. References: [ ] [ ] [ ] Blk NO  
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 EMIGRANT Branch 42nd St  
Address [ ] Acct. in name of [ ]

8. Do you own a car ye License No. [ ]  
Yes or No

9. Intended occupants of apartment:

Name: [ ] Relationship HUSBAND

Name: [ ] Relationship WIFE

Name: [ ] Relationship [ ]

Children

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

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

In case of emergency - notify [ ] (WORK)

Recommended By Friend [ ] (HOME)

Agent [ ] Name [ ]  
Applicant [ ]

NO DOGS ALLOWED

Signed by [ ]

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

**Agreement of Lease** made the 28th day of February, 1967, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[redacted] as Tenant.

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**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. 590 Flatbush Avenue Borough of B'klyn 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 1972, and terminating February 28th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,700.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 225.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

**Payment of Rent**

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

**Repairs and Alterations**

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all 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 incorporal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

**Entry to Apartment**

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

**Security**

5. The Tenant has deposited with Landlord the sum of \$ 225.00 as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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

**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-

RENT STARTS 8-1-73

Applicants Must Submit W-2 Forms

No. of Rooms 1 Bedroom

Apt. No. [Redacted]

Bldg. No. 1790

Date \_\_\_\_\_

Dep. 250.--  
(Not Less than One Month's Rent)

Bal. Mos. Rent \_\_\_\_\_

1 Mos. Security 250.--  
250.--  
Age \_\_\_\_\_

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] S.S. No. [Redacted] Age \_\_\_\_\_

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

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

Position [Redacted] Position Held Since \_\_\_\_\_ Phone No. 889-8600

4. Present Landlord [Redacted] Address [Redacted] Present Rent: \$85  
How long a tenant? 4 1/2 Reason for moving Need larger quarters

5. Previous Landlord [Redacted] Address [Redacted]  
How long a tenant? 5 1/2 Reason for moving Move to other apartment

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

7. Bank NY D & S Saving Branch Only Branch  
Address 12 Lexington Ave Acct. in name of [Redacted]

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

9. Intended occupants of apartment:

Name: [Redacted] Relationship Mother

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Name: [Redacted] Relationship Daughter Age  Sex F

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

In case of emergency - notify [Redacted] Bklyn

Recommended By Friend \_\_\_\_\_

Agent [Redacted] Name \_\_\_\_\_ Applicant \_\_\_\_\_

DEPOSITS WILL NOT BE REFUNDED

Signed by [Redacted]

*CAVED*

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Agreement of Lease made the 31st day of May, 1967 between  
FLATBUSH PATIO I, INC. as Agent for 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. 590 Flatbush 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 June 1st 1973, and terminating May 31st 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,000.00, 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:

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ 250.00----- as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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

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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*RENT STARTS 5.1.70*

No. of Rooms 3 1/2 Flatbush Patio No. 1 and 2, Inc. Date \_\_\_\_\_  
Apt. No. \_\_\_\_\_ 580-590 FLATBUSH AVENUE Dep. \_\_\_\_\_  
Bldg. No. ✓ 90 Brooklyn, N.Y. 11214 Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

1 Mos. Security 195.00

1. Name \_\_\_\_\_ Age

2. Present Address \_\_\_\_\_ Bellrose N.Y. 11426 Phone No. \_\_\_\_\_

3. Business or Employer (firm name) \_\_\_\_\_ Income \_\_\_\_\_  
Address \_\_\_\_\_  
Position \_\_\_\_\_ Position Held Since 10 yrs Phone No. \_\_\_\_\_

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 9.50  
How long a tenant? 10 years Reason for moving MARRIAGE

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

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7. Bank Dime Savings Bank of Brooklyn Branch Main Branch  
Address \_\_\_\_\_ Acct. in name of \_\_\_\_\_

8. Do you own a car NO License No. \_\_\_\_\_  
Yes or No

9. Intended occupants of apartment:

**Adults**

Name: \_\_\_\_\_ Relationship Self

Name: \_\_\_\_\_ Relationship Wife to be in June

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

**Children**

Name: none Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

Name: none Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify \_\_\_\_\_

Recommended By Friend \_\_\_\_\_

Agent \_\_\_\_\_ Applicant \_\_\_\_\_

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**NO DOGS ALLOWED**

Signed by \_\_\_\_\_

**ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL**

Agreement of Lease made the 19th day of March, 1970, between  
FLATBUSH PATIO I, INC. as Agent for 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. 590 Flatbush Avenue Borough of B'klyn 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 Three years, commencing May 1st 1970 and terminating April 30th 1973 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,340.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 195.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ ONE HUNDRED NINETY FIVE DOLLARS as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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

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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RENT STARTS MAY 1 74

### Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. [Redacted]  
Bldg. No. 590

Date \_\_\_\_\_  
Dep. 100.00.  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 720.-

### APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

1 Mos. Security 260.- b6  
P.I.F. 720.- b7C

1. Name [Redacted] S.S. No. [Redacted] Age [Redacted]

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

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

Address [Redacted] N.Y. N.Y.  
Position [Redacted] Position Held Since MARCH 1974 Phone No. [Redacted]

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

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

5. Previous Landlord [Redacted] Address [Redacted] BROOKLYN, N.Y.

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

6. References:

a) Name [Redacted] Address [Redacted] BROOKLYN, N.Y. Any Relationship YES  
Yes or No

b) Name [Redacted] Address [Redacted] BROOKLYN, N.Y. Any Relationship YES  
Yes or No

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

7. Bank FIRST NATIONAL CITY BANK Branch B'way AT CANAL ST.

Address B'way & CANAL ST. N.Y.C. Acct. in name of [Redacted]

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

9. Intended occupants of apartment:

#### Adults

Name: [Redacted] Relationship WIFE

Name: [Redacted] Relationship \_\_\_\_\_

Name: [Redacted] Relationship \_\_\_\_\_

#### Children

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

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

In case of emergency - notify [Redacted] BROOKLYN, N.Y. 11225

Recommended By Friend [Redacted]

Agent [Redacted] 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 [Redacted]

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**Agreement of Lease** made the 24th day of April, 1967 between  
FLATBUSH PATIO I, INC. as Agent for the Landlord, and

[Redacted]

as Tenant.

Occupancy

**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. 590 Flatbush Avenue Borough of B'klyn 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

Rent

May 1st 1974, and terminating April 30th 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,120.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 260.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ 260.00 as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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

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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RENT STARTS DEC. 15, 71

No. of Rooms 3 1/2  
Apt. No. [ ]  
Bldg. No. ✓ 90

Shore Haven Management Corp.  
2064 CROPSY AVENUE  
BROOKLYN, N.Y.  
PATIO GARDENS  
580 590 FLATBUSH AVENUE  
BROOKLYN, N.Y.  
APPLICATION FOR APARTMENT

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
Bal. Mos. Rent 232.-  
1 Mos. Security 232.-

1. Name: [ ] Bus Phone [ ] Age [ ]  
 2. Present Address: [ ] BK 14th NY Phone No [ ]  
 3. Business or Employer (firm name): [ ] Income [ ]  
 Address: [ ] Brooklyn ( )  
 Position: [ ] Position Held Since 4 yrs Phone No [ ]  
 4. Present Landlord: [ ] Address: [ ] Present Rent: 68  
 How long a tenant? 3 yrs Reason for moving: getting married  
 5. Previous Landlord: [ ] Address: [ ]  
 How long a tenant? [ ] Reason for moving: [ ]  
 6. References:  
 a) Name: [ ] Address: [ ] N.Y. Any Relationship: Father  
 b) Name: [ ] Address: [ ] N.Y. Any Relationship: Yes or No  
 c) Name: [ ] Address: [ ] BK 14th N.Y. Any Relationship: Yes or No  
 7. Bank: MANUFACTURES Branch: DeKalb Ave  
 Address: [ ] Acct. in name of: [ ]  
 8. Do you own a car: Yes License No.: [ ]  
 Yes or No

9. Intended occupants of apartment:  
 Name: [ ] Relationship: (Fiancée)  
 Name: [ ] Relationship: (self)  
 Name: [ ] Relationship: [ ]

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

In case of emergency - notify: [ ]  
 Recommended By Friend: Live In Management New York, N.Y.

[ ] Applicant [ ]

NO DOGS ALLOWED

Signed by \_\_\_\_\_

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

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**Agreement of Lease** made the 16th day of December, 1967, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[Redacted]

as Tenant.

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

Occupancy

the Landlord, Apartment [Redacted] on the [Redacted] floor in premises No. 590 Flatbush Avenue

Term

Borough of B'klyn 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

Rent

January 1st 1972, and terminating December 31st 1973 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,784.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 232.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ 232.00 as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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

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-

RENT STARTS MAY 71

No. of Rooms 17 1/2 Flatbush Patio No. 1 and 2, Inc. Date \_\_\_\_\_  
Apt. No. \_\_\_\_\_ 580-590 FLATBUSH AVENUE Dep. \_\_\_\_\_  
Bldg. No. 790 Brooklyn, N.Y. 11214 Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

1 Mos. Security 220.00

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: 85  
How long a tenant? 7 YEARS Reason for moving: NONE

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: \_\_\_\_\_  
Yes or No  
c) Name: \_\_\_\_\_ Address: \_\_\_\_\_ Any Relationship: \_\_\_\_\_  
Yes or No

7. Bank: PATCHUGUE BANK Branch: \_\_\_\_\_  
Address: BENT STREET Acct. in name of: \_\_\_\_\_

8. Do you own a car: NO License No.: \_\_\_\_\_  
Yes or No

9. Intended occupants of apartment:  
Adults myself

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: \_\_\_\_\_

NO DOGS ALLOWED

Signed by \_\_\_\_\_

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

3-2  
1235  
6

**Agreement of Lease** made the 26th day of April, 1971, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[Redacted]

as Tenant.

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b7c

Occupancy

**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. 590 Flatbush Avenue

Term

Borough of B'klyn 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 Three years, commencing

Rent

May 1st 1971, and terminating April 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$2,650.08, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 220.84 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of **Two Hundred Twenty Dollars** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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**

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-

Leases,

Applications

+ income

Verifications

RENT STARTS DEC 1 72

# Applicants Must Submit W-2 Forms

Nb. of Rooms 3 1/2  
Apt. No.   
Bldg. No. 190

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 245.-

## APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name  S.S. No.  Age   
2. Present Address  Brooklyn, N.Y. Phone No.   
3. Business or Employer (firm name)  Income:   
Address  Brooklyn, N.Y.  
Position  Position Held Since 1971 Phone No.

4. Present Landlord Live with Parents Address Same Present Rent: \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving I would like to have a place of my own.

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

7. Bank Manufacturers Hanover Branch 1 Rust  
Address San S. ... 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: None Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify  B'KLYN

Recommended By Friend \_\_\_\_\_

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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8  
+ 157  
**Agreement of Lease** made the 7th day of December, 1967, between

**FLATBUSH PATIO I, INC.** as Agent for 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. 590 Flatbush Avenue  
Borough of B'klyn 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  
December 1st 1972, and terminating November 30th 1974 unless sooner

**Rent**

terminated as hereinafter provided, at the annual rental of \$ 2,940.00, 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 dam-  
aged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work,  
and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to  
the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall  
reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or break-  
age committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of  
water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout  
said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from  
injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests,  
servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the  
installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state;  
and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the be-  
ginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improve-  
ments in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may  
be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon  
and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molesta-  
tion or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may  
place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

**Liability  
and Property  
Damage**

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

**Entry to  
Apartment**

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

**Security**

5. The Tenant has deposited with Landlord the sum of \$ 245.00 as security  
for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease,  
which security shall bear no interest; 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 demis-  
ed 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 releas-  
ed 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 se-  
curity deposited with the Landlord under this lease has or will be deposited in the Chase Manhattan Bank

**Signs**

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

**Assignment**

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

**Fire  
Clause**

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

**Fire  
Damage**

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

*REMOVED FROM 1.73*

**Applicants Must Submit W-2 Forms**

No. of Rooms 1 Bedroom

Date 8/30/73

Apt. No.

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

Bldg. No. 090

Bal. Mos. Rent \_\_\_\_\_

**APPLICATION FOR APARTMENT**

1 Mos. Security 250.-

SOCIAL SECURITY #

1. Name  S.S. No.  Age 42 yrs

2. Present Address  Phone No.

3. Business or Employer (firm name)  Income:

Address  Long Island City  
Position  Position Held Since 6 yrs. Phone No.

4. Present Landlord  Address  Present Rent: \$ 90.00

How long a tenant? 11 yrs. Reason for moving Better Living Conditions

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 NO Domestic Savings Branch DEKALB AVE Bklyn  
Address DEKALB - Bklyn 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:  
Name:  Relationship myself  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Name:  Relationship Daughter Age 4 Sex F  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify

Recommended By Friend  Residing Tenant

Agent  Name \_\_\_\_\_  
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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Bklyn

Agreement of Lease made the 1st day of September, 1973, between  
FLATBUSH PATIO I, INC. as Agent for 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. 590 Flatbush 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 September 1st 1973, and terminating August 31st 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,000.00, 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:

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property 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 \$ 250.00----- as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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

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-

6/21/74

END

PATIO /  
TENANT  
LEASES

△  
APPLICATIONS  
FILES

590 FLATBUSH  
AVE  
BROOKLYN, NY

RECORDS

INSPECTION

6/26/74

TRUMP

MANAGEMENT

IAC.

SHORE HAVEN  
APTS

PERTINENT  
LEASES BY  
DATE AND

white STANDARD

P. 3005  
30.6

**Agreement of Lease** made the 17th day of August 19 73 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

[Redacted]

as Tenant.

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**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. 2070-20th Lane 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 September 1st 19 73 and terminating August 31st 19 75 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,220.00 , 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

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, improvements 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 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 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 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

Sept 1 - 73

NYC

# Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2

Apt. No.

Bldg. No. 2070-20 Lane

Date Aug 14 73

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

Bal. Mos. Rent 187

1 Mos. Security 183

## APPLICATION FOR APARTMENT

SOCIAL SECURITY # \_\_\_\_\_

1. Name \_\_\_\_\_ S.S. No. \_\_\_\_\_ Age \_\_\_\_\_

2. Present Address Bklyn NY 11214 Phone No. \_\_\_\_\_

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

Address NY, NY

Position \_\_\_\_\_ Position Held Since 1/22/73 Phone No. \_\_\_\_\_

4. Present Landlord Living with Parents Address \_\_\_\_\_ Present Rent:

How long a tenant? \_\_\_\_\_ Reason for moving Own Apartment

5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_

How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

6. References:

a) Name \_\_\_\_\_ Address Bklyn Any Relationship Mother  
Yes or No

b) Name \_\_\_\_\_ Address Bklyn NY Any Relationship Friend  
Yes or No

c) Name \_\_\_\_\_ Address STATEN ISLAND Any Relationship Friend  
Yes or No

7. Bank EAST RIVER SAVINGS Bk Branch Coitland St.

Address 20 Coitland St., NY NY 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: SELF Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

### Children

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify Bklyn NY 11214

Recommended By Friend \_\_\_\_\_

Newspaper \_\_\_\_\_

Agent  Name \_\_\_\_\_ 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.

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R 2901  
2902

**Agreement of Lease** made the , 3rd day of May 19 73 between  
**SHORE HAVEN MANAGEMENT CORP.** as Agent for the Landlord, and

[Redacted]

as Tenant. b6  
b7C

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from  
**Occupancy** the Landlord, Apartment [Redacted] on the [Redacted] floor in premises No. 2070-20th Lane  
Borough of Brooklyn, City of New York, to be occupied as and for a private dwelling apartment on y  
**Term** by the Tenant and his own family and not otherwise, for the term of Two years, commencing  
June 1st 1973 and terminating May 31st 1975 unless sooner  
**Rent** terminated as hereinafter provided, at the annual rental of \$ 2,400.00 , payable at the office of the  
landlord or such place as it may designate, in equal monthly installments of \$ 200.00 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 the 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 or undertenants of Tenant. The Tenant will wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

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

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

**Security** 5. The Tenant has deposited with Landlord the sum of \$ 200.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease which security shall bear no interest; 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 liability; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord. Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the Chase Manhattan Bank.

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

**Assignment** 7. That the Tenant shall not assign this agreement or sublet 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-

May 16 - 73

200 June

# Applicants Must Submit W-2 Forms

No. of Rooms 4 1/2

Apt. No.

Bldg. No. 2070-20 June

Date May 3 - 73

Dep. 35  
(Not Less than One Month's Rent)

Bal. Mos. Rent 200

b6  
b7C

## APPLICATION FOR APARTMENT

1 Mos. Security 200  
377

SOCIAL SECURITY #

1. Name  S.S. No.  Age

2. Present Address  Brooklyn N.Y. Phone No.

3. Business or Employer (firm name)  Income:

Address  Queens N.Y.

Position  Position Held Since 3 years Phone No.

4. Present Landlord  Address  Present Rent: 250.00

How long a tenant? 6 mos Reason for moving Low Rent

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  BROOKLYN Any Relationship YES  
Yes or No

STATEN ISLAND Any Relationship YES  
Yes or No

7. Bank LINCOLN SAVINGS BANK Branch 75<sup>th</sup> ST. - 5<sup>th</sup> AVE. BK.

Address BAY RIDGE 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:  Relationship DAUGHTER Age  Sex F.

Name:  Relationship  Age  Sex

In case of emergency - notify  BK.

Recommended By Friend

Newspaper

Name

Agent  Applicant

### DEPOSITS WILL NOT BE REFUNDED

Signed by

b6  
b7C

b6  
b7C

23:30  
3:31

**Agreement of Lease** made the 25<sup>th</sup> day of August 1973 between  
SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, 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. 2070-20th Lane 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 1st 1973 and terminating September 30th 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,520.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 210.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

**Payment of Rent**

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

**Repairs and Alterations**

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

**Liability and Property Damage**

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain 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 \$ 210.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**Signs**

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

**Assignment**

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

**Fire Clause**

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

**Fire Damage**

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

Sept 16-73  
**Applicants Must Submit W-2 Forms**

*7/21/73 please*

No. of Rooms 4 1/2

Date Aug 24-73

Apt. No.

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

Bldg. No. 2070-70 Jane

Bal. Mos. Rent 21.00

**APPLICATION FOR APARTMENT**

SOCIAL SECURITY #

1 Mos. Security 210

1. Name  S.S. No.  Age

2. Present Address  Phone No.

3. Business or Employer (firm name)  Income:

Address  N.Y. N.Y. 10010

Position  Position Held Since 1967 Phone No.

4. Present Landlord Same as above Address  Present Rent:

How long a tenant? 8 years Reason for moving better neighborhood here

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 Chemical Bank Branch 204th St and Fifth Ave

Address 156 Fifth Ave 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:  Relationship husband

Name:  Relationship wife

Name:  Relationship

**Children**

Name:  Relationship daughter Age  Sex Female

Name:  Relationship  Age  Sex

In case of emergency - notify  tel.

Recommended By Friend

Newspaper New York Times

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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b7C

23003  
3004

**Agreement of Lease** made the 17th day of August 19 73 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, 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. 2072-20th Lane 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 September 1st 19 73 and terminating August 31st 19 75 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,220.00 , 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

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ 185.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

Sept 73

Wm Blank

# Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2

Date Aug 11 73

Apt. No.

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

Bldg. No. 2072 - 50 Jane.

Bal. Mos. Rent 187

## APPLICATION FOR APARTMENT

SOCIAL SECURITY #  1 Mos. Security 185

Ph. call 372

1. Name  S.S. No.  Age

2. Present Address  B'KLYN, N.Y. Phone No.

3. Business or Employer (firm name)  Income:

Address  NEW YORK, N.Y.

Position  Position Held Since 1960 Phone No.

4. Present Landlord  Address  Present Rent: 125.00

How long a tenant? 4 YEARS Reason for moving MARRIED

5. Previous Landlord  Address

How long a tenant? 3 YEARS Reason for moving RESIGNED

6. References:

a) Name  Address HAVERHAWK, N.Y. Any Relationship YES

b) Name  Address  BKLYN Any Relationship YES

c) Name  Address  Any Relationship NO

7. Bank NO HERICAL Branch N.Y.C. (CHECKING)

Address 1411 BROADWAY Acct. in name of

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

9. Intended occupants of apartment:

### Adults

Name: SELF Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

### Children

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify  BKLYN, N.Y.

Recommended By Friend

Agent  Name \_\_\_\_\_

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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b7C

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b7C

2068  
3683

**Agreement of Lease** made the 21st day of August 1972 between  
SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 2074 - 20th Lane 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 September 1st 1972 and terminating August 31st 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,100.00 , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 175.00 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 to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or 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 any labor, or material, heating, fuel, or to make any repairs, alterations or decorations, 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 premises 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 \$ 175.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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

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

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

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

No. of Rooms 3 1/2

# Applicants Must Submit W-2 Forms

Apt. No.

Date 8/18/72

Bldg. No. 2074 20A

Dep. \$25-

(Not Less than One Month's Rent)

Bal. Mos. Rent 150-

1 Mos. Security 175

327 Bal

## APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name  S.S. No.  Age

2. Present Address  B'KLYN, N.Y. 11229 Phone No

3. Business or Employer (firm name)  Income

Address  B'KLYN, N.Y. 11223

Position  Position Held Since Sept. 1969 Phone No

4. Present Landlord  Address  Present Rent: \_\_\_\_\_

How long a tenant? 22 Reason for moving LIVING WITH PARENTS

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 ROOSEVELT SAVINGS Branch MARINE PARK

Address AVE. W AT HOBOKEN 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 NEW YORK TIMES

Agent  Applicant

## DEPOSITS WILL NOT BE REFUNDED

Signed by \_\_\_\_\_

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23757  
7258

**Agreement of Lease** made the 25th day of September 1972 between  
SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 1493 Shore 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 November 1st, 1972 and terminating October 31st, 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,100.00 . payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 175.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

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

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

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

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

5. The Tenant has deposited with Landlord the sum of \$ 175.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-

Oct. 15, 1972

# Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. [ ]  
Bldg. No. 1493 C

Date 9/24/72  
Dep. \$100 -  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 252 - *Bal due*

## APPLICATION FOR APARTMENT

1 Mos. Security \_\_\_\_\_ b6  
b7C

SOCIAL SECURITY # \_\_\_\_\_  
1. Name \_\_\_\_\_ S.S. No. \_\_\_\_\_ Age \_\_\_\_\_

2. Present Address \_\_\_\_\_ BKLYN N.Y. Phone No. \_\_\_\_\_

3. Business or Employer (firm name) \_\_\_\_\_ Income: \_\_\_\_\_  
Address \_\_\_\_\_ N.Y.C.

Position \_\_\_\_\_ Position Held Since JAN. 3 72 Phone No. \_\_\_\_\_ Ext

4. Present Landlord \_\_\_\_\_ Address JARVIS N.Y. Present Rent \$140  
How long a tenant? 4 MOS. Reason for moving \_\_\_\_\_

5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_ BKLYN, N.Y.  
How long a tenant? 3 YEARS Reason for moving \_\_\_\_\_

6. References:  
a) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
b) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
c) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_

7. Bank EQUITABLE FED. SAVINGS Branch FUTON ST. BKLYN N.Y.  
Address \_\_\_\_\_ Acct. in name of \_\_\_\_\_

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

9. Intended occupants of apartment:  
**Adults**  
Name: \_\_\_\_\_ 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 \_\_\_\_\_

b6  
b7C

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b7C

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b7C

Jan 1, 1973

# Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. [Redacted]  
Bldg. No. 1493 SP.

Date 12/13/72  
Dep. 6/10 -  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 357 - Balance

## APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

1 Mos. Security [Redacted]

1. Name [Redacted] S.S. No. [Redacted] Age [Redacted]

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

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

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

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

How long a tenant? 1 year Reason for moving Not Big enough

5. Previous Landlord [Redacted] Address [Redacted]

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

6. References:

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

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

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

9. Intended occupants of apartment:

### Adults

Name: [Redacted] Relationship husband

Name: [Redacted] Relationship wife

Name: [Redacted] Relationship [Redacted]

### Children

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

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

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]

Newspaper [Redacted]

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

## DEPOSITS WILL NOT BE REFUNDED

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

Signed by [Redacted]

**NO DOGS ALLOWED**

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b7C

2-797  
2-798

**Agreement of Lease** made the 13th day of December 1972 between  
SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, 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. 1493 Shore 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 1st, 1973 and terminating December 31st, 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,160.00 , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 180.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

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

**Liability and Property Damage**

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

**Entry to Apartment**

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

**Security**

5. The Tenant has deposited with Landlord the sum of \$ 180.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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-

**Agreement of Lease** made the 7th day of May 19 73 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

[Redacted]

as Tenant.

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**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. 1491 Shore 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 June 1st, 1973 and terminating May 31st, 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 1,680.00 . payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 140.00 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 hereina, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ 140.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-

May 16-73

# Applicants Must Submit W-2 Forms

No. of Rooms 1 1/2

Apt. No.

Bldg. No. 1491

Date 5/6/73

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

Bal. Mos. Rent \_\_\_\_\_

1 Mos. Security \_\_\_\_\_

## APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name  S.S. No.  Age

2. Present Address  Phone No.

3. Business or Employer (firm name)  Income:

Address

Position  Position Held Since STEP. 1973 Phone No.

4. Present Landlord LIVE WITH PARENTS 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 NO 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: NONE Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify  BKLYN

Recommended By Friend \_\_\_\_\_

Newspaper \_\_\_\_\_

Agent  Applicant

## DEPOSITS WILL NOT BE REFUNDED

Signed by \_\_\_\_\_

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**Agreement of Lease** made the 13th day of November 19 72 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

ALBERT MANGO [ ] as Tenant.

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment 6B on the 6th floor in premises No. 1489 Shore 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 December 1st, 19 72 and terminating November 30th, 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,160.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 180.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

**Payment of Rent**

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

**Repairs and Alterations**

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

**Liability and Property Damage**

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

**Entry to Apartment**

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property 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 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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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Dec. 1, 1972

# Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. 6 B  
Bldg. No. 1489 SP

Date Nov. 12, 1972  
Pd. Fee 362.00  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

## APPLICATION FOR APARTMENT

1 Mos. Security \_\_\_\_\_

SOCIAL SECURITY # \_\_\_\_\_

1. Name MR [REDACTED] ALBERT MANGO S.S. No. 116-12-4890 Age 56

2. Present Address 1355 SHORE PARKWAY Phone No. 373-8868

3. Business or Employer (firm name) 20TH CENTURY LIMO SER. Income: \$8000  
Address 1700 BROADWAY NEW YORK

Position CHAUFFEUR Position Held Since 1969 Phone No. 371-1400

4. Present Landlord \_\_\_\_\_ Address 1355 SHORE PK Present Rent: \$65  
How long a tenant? 7 3/4 YR. Reason for moving LANDLORD WANTS THE APARTMENT

5. Previous Landlord \_\_\_\_\_ Address 86 DR WOOD HAVEN  
How long a tenant? 5 YR. Reason for moving WANTED ROOMS FOR AUNT

6. References:  
a) Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship X  
b) Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship X  
c) Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship X

7. Bank: NO LIASBURG Branch 23 AVE. STY 86TH ST.  
Address \_\_\_\_\_ Acct. in name of MR [REDACTED] A. MANGO

8. Do you own a car YES License No. 3L8948 Do you require a garage \_\_\_\_\_  
Yes or No Yes or No

### 9. Intended occupants of apartment:

**Adults**  
Name: HUSBAND [REDACTED] 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 Albert Mango

## 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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**Agreement of Lease** made the 6th day of November 1972 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

[Redacted]

as Tenant.

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**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. 1485 Shore 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 December 1st, 1972 and terminating November 30th, 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,460.00 , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 205.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

**Payment of Rent**

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

**Repairs and Alterations**

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

**Liability and Property Damage**

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

**Entry to Apartment**

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

**Security**

5. The Tenant has deposited with Landlord the sum of \$ 205.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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-

Dec. 1-1972

# Applicants Must Submit W-2 Forms

No. of Rooms 4 1/2  
Apt. No. [ ]  
Bldg. No. 1485

Date 11-5-72  
Dep. 50.-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 362-<sup>bal</sup> due

## APPLICATION FOR APARTMENT

SOCIAL SECURITY # [ ] 1 Mos. Security [ ]

1. Name [ ] S.S. No. [ ] Age [ ]

2. Present Address [ ] Phone No. [ ]

3. Business or Employer (firm name) [ ] Income: [ ]  
Address [ ]  
Position [ ] Position Held Since Nov 2, 1969 Phone No. [ ]

4. Present Landlord [ ] Address [ ] Present Rent: 70.12  
How long a tenant? 12 years Reason for moving Landlord wants apartment

5. Previous Landlord [ ] Address [ ]  
How long a tenant? 2 yrs Reason for moving Landlord wants apartment

6. References [ ]

a) Name [ ] Address [ ] any Relationship Yes  
Yes or No [ ]

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

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

7. Bank First Savings Bank Branch Flatbush Branch  
Address Coney Is Ave + Ave J 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 Mother

Name: [ ] Relationship brother

Name: Myself 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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12/5/72  
12/5/72

**Agreement of Lease** made the 26th day of September 1972 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

[Redacted]

as Tenant.

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**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. 1485 Shore 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 November 1st 1972 and terminating October 31st 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,100.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 175.00 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 become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ 175.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-

Oct 15-74

W. M. Burns

# Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2

Date 9/26/74

Apt. No.

Dep. (Not Less than One Month's Rent) 100

Bldg. No. 1485 - A.P.

Bal. Mos. Rent 177

## APPLICATION FOR APARTMENT

1 Mos. Security 175

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SOCIAL SECURITY #

1. Name  S.S. No.  Age

2. Present Address  Bklyn NY Phone No.

3. Business or Employer (firm name)  Income:

Address  NY, NY

Position  Position Held Since one year Phone No.

4. Present Landlord owner Address  Present Rent:

How long a tenant? Selling house Reason for moving Need own apartment

5. Previous Landlord  Address

How long a tenant?  Reason for moving

6. References:

a) Name  Address  Bklyn Any Relationship Yes  
Yes or No

b) Name  Address  Bklyn Any Relationship Yes  
Yes or No

c) Name  Address  Bklyn Any Relationship Yes  
Yes or No

b6  
b7C

7. Bank Manufacturers Trust Branch East New York Area Branch

Address 1485 Ave and Georgia Ave 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: Self Relationship

Name:  Relationship

Name:  Relationship

### Children

Name:  Relationship  Age  Sex

Name:  Relationship  Age  Sex

In case of emergency - notify  Bklyn NY

Recommended By Friend

### Newspaper

Agent  Applicant

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## 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

20703  
204

**Agreement of Lease** made the 8th day of September 1972 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

[Redacted]

as Tenant.

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Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [Redacted] on the [Redacted] floor in premises No. 1485 Shore Parkway Borough of Brooklyn, City of New York, to be occupied as and for a private dwelling apartment only

Term

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

Rent

October 1st, 1972 and terminating September 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,100.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 175.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

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Security

5. The Tenant has deposited with Landlord the sum of \$ 175.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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 1/2  
Apt. No. [ ]  
Bldg. No. 1485

Sept 15-72

Date Sept 2 '72  
Dep. \$50.-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 300 -  
2 - K. Sep  
1 Mos. Security 302 Bal Due

b6  
b7C

**APPLICATION FOR APARTMENT**

SOCIAL SECURITY # [ ]

1. Name [ ] S.S. No. [ ] Age [ ]

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

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

Address [ ] NY NY 10003

Position [ ] Position Held Since June 15 Phone No. [ ]

4. Present Landlord - LIVE WITH PARENTS Address [ ] Present Rent: [ ]

How long a tenant? 23 YRS Reason for moving - GETTING MARRIED

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 YES  
Yes or No

c) Name [ ] Address [ ] any Relationship NO  
Yes or No

b6  
b7C

7. Bank MANUFACTURER HANOVER Branch [ ]

Address 101 ST AVE OF AMERICAS 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: [ ] Relationship FUTURE WIFE

Name: [ ] Relationship [ ]

Name: [ ] Relationship [ ]

**Children**

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

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

In case of emergency - notify [ ]

Recommended By Friend recommended by Brother

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 [ ]

22920  
2521

**Agreement of Lease** made the 15th day of May 19 73 between  
**SHORE HAVEN MANAGEMENT CORP.** as Agent for 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. 1483 Shore 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 **June 1st 19 73** and terminating **May 31st 19 75** unless sooner terminated as hereinafter provided, at the annual rental of \$ **2,580.00** , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **215.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

**Payment of Rent**

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

**Repairs and Alterations**

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

**Liability and Property Damage**

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

**Entry to Apartment**

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agents 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 \$ **215.00 plus \$2.00 for keys** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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-

June 1st 1973

n/r beard

No. of Rooms 4 1/2

**Applicants Must Submit W-2 Forms**

Date 5/15/73

Apt. No. 1483 - Shore Proxy

Dep. 215

Bldg. No. 1483 - Shore Proxy

(Not Less than One Month's Rent)

Bal. Mos. Rent 215

APPLICATION FOR APARTMENT

1 Mos. Security 217

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b7C

SOCIAL SECURITY #

1. Name [redacted] S.S. No. [redacted] Age [redacted]

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

3. Business or Profession [redacted] Income: [redacted]

Address [redacted] BR  
Position [redacted] Position Held Since 10 yrs. Phone No. [redacted]

4. Present Landlord same as above Address [redacted] Present Rent: 100

How long a tenant? 5 yrs. Reason for moving no repairs

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] Any Relationship friend  
Yes or No

c) Name [redacted] address [redacted] Any Relationship daughter  
Yes or No

b6  
b7C

7. Bank Manufacturers Trust Branch Bay Ridge Brooklyn

Address 5177 4th Ave Acct. in name of [redacted]

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

9. Intended occupants of apartment:

Name [redacted] Relationship wife

Name [redacted] Relationship husband

Name [redacted] Relationship daughter

**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]

b6  
b7C

**DEPOSITS WILL NOT BE REFUND**

Signed by [redacted]



SHORE HAVEN

SECTION I

3348  
3349

**Agreement of Lease** made the 6th day of May 19 74 between  
**SHORE HAVEN MANAGEMENT CORP.** as Agent for the Landlord, 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. 2036 Cropsy Avenue Borough of Brooklyn, City of New York, to be occupied as and for a private dwelling apartment only

**Term** by the Tenant and his own family and not otherwise, for the term of TWO..... years, commencing June 1st, 19 74 and terminating May 31st, 19 76 unless sooner

**Rent** terminated as hereinafter provided, at the annual rental of \$ 2,400.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 200.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

**Payment of Rent**

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

**Repairs and Alterations**

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

**Liability and Property Damage**

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

**Entry to Apartment**

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

**Security**

5. The Tenant has deposited with Landlord the sum of \$ 200.00 plus \$2.00 for keys 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.

**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-

JUNE 1-1974

# Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No.   
Bldg. No. 2036-C

Date 5/5/74  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \$700 - SEC -  
200 RENT  
02 KEY  
1 Mos. Security 402. PD. IN FULL

## APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name  S.S. No.  Age

2. Present Address  Bklyn N.Y. Phone No.

3. Business or Employer (firm name)  Income:

Address WILL START THIS JOB JUNE 1-74

Position  Position Held Since June Phone No. \_\_\_\_\_

4. Present Landlord  Address  Present Rent: 230-

How long a tenant? 2 years Reason for moving MARRIAGE

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 or No

7. Bank The Dime of New York Branch Bensonhurst

Address 19 AVE - 76 SE. 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:  Relationship Husband

Name:  Relationship Wife

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

### Children

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify

Recommended By Friend \_\_\_\_\_

Newspaper New York Times

Agent  Applicant

## DEPOSITS WILL NOT BE REFUNDED

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

Signed by

**NO DOGS ALLOWED**

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b7C

b6  
b7C

b6  
b7C

24144  
**Agreement of Lease** made the 18th day of May 19 73 between  
SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 2038 Cropsey 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 June 1st 1973 and terminating May 31st 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,220.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 185.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

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

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing, 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 \$185.00 plus \$2.00 for Keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-

June 1 - 73

2 yr lease  
Date 5/18/73

No. of Rooms 3 1/2

# Applicants Must Submit W-2 Forms

Apt. No.

Bldg. No. 2038 - Cross Ave

Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 187

## APPLICATION FOR APARTMENT

1 Mos. Security 185  
372.00

SOCIAL SECURITY # \_\_\_\_\_

1. Name: \_\_\_\_\_ S.S. No. \_\_\_\_\_ Age \_\_\_\_\_

2. Present Address: \_\_\_\_\_ Phone No. \_\_\_\_\_

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

Address \_\_\_\_\_

Position \_\_\_\_\_ Position Held Since 1 1/2 Phone No. \_\_\_\_\_

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 160

How long a tenant? 1 yr Reason for moving need 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 American Savings Branch Trans money to Bklyn

Address Madison Rd Acct. in name of \_\_\_\_\_

8. Do you own a car? No License No. 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 \_\_\_\_\_

Agent \_\_\_\_\_

Name

Applicant

**DEPOSITS WILL NOT BE REFUNDED**

Signed by \_\_\_\_\_

b6  
b7C

b6  
b7C

b6  
b7C

R 3671  
**Agreement of Lease** made the 9th day of November 19 72 between  
**SHORE HAVEN MANAGEMENT CORP.** as Agent for 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. 2038 Cropsey 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 December 1st 19 72 and terminating November 30th 19 74 unless sooner terminated as hereinafter provided, at the annual rental of \$ 1,560.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 130.00 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, in or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

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

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

**Security**  
5. The Tenant has deposited with Landlord the sum of \$ 130.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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-

Dec 1 - 74

W. M. J. J. J.

# Applicants Must Submit W-2 Forms

No. of Rooms \_\_\_\_\_  
Apt. No. \_\_\_\_\_  
Bldg. No. 2038-Crotona

Date 11/7/74  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 132.00  
1 Mos. Security 130.00  
26.00

## APPLICATION FOR APARTMENT

SOCIAL SECURITY # \_\_\_\_\_

1. Name \_\_\_\_\_ S.S. No. \_\_\_\_\_ Age \_\_\_\_\_  
2. Present Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
3. Business or Employer (firm name) \_\_\_\_\_ Income: \_\_\_\_\_

Address \_\_\_\_\_ NEW YORK, NEW YORK  
Position \_\_\_\_\_ Position Held Since June, 1970 Phone No. \_\_\_\_\_

4. Present Landlord SAME AS ABOVE Address \_\_\_\_\_ Present Rent: \$108.28  
How long a tenant? 7 YEARS Reason for moving CLOSE TO FAMILY

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

6. References:  
a) Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship  Yes or No  
b) Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship  Yes or No  
c) Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship  Yes or No

7. Bank Union Square Savings Bank Branch Mid-Manhattan New York City  
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: SELF 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

Agreement of Lease made the 1st day of August 19 72 between SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 2058 Cropsy 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 September 1st 19 72 and terminating August 31st 19 74 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,400.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 200.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

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

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

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

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

5. The Tenant has deposited with Landlord the sum of \$ 200.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-



Aug 16 - 72

2000  
Date 7/31/72

No. of Rooms 4 R.

Apt. No.

2064 CROPSEY AVENUE  
BROOKLYN 14, N. Y.

Bldg. No. 2058-Crop Apt

Dep. RT 2000

Bal. Mos. Rent 200  
1 Mos. Security 400

APPLICATION FOR APARTMENT

1. Name  S.S. No.  Age

2. Present Address  Phone No.

3. Business or Employer (firm name)  Income:

Address  BKLYN NY.

Position  Position Held Since 3 YEARS Phone No.

4. Present Landlord  Address  Present Rent: EX

How long a tenant? 3 YEARS Reason for moving PERSONAL

5. Previous Landlord  Address

How long a tenant?  Reason for moving

6. References:

a) Name  Address  Any Relationship FR  
Yes or No

b) Name  Address  Any Relationship RENTAL  
Yes or No

c) Name  Address  Any Relationship SUPER  
Yes or No

7. Bank COMMUNITY BANK Branch FORT HAMPTON

Address  Acct. in name of

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

9. Intended occupants of apartment:

Adults

Name: Self Relationship

Name: Sister Relationship Sister

Name:  Relationship

Children

Name:  Relationship  Age  Sex

Name:  Relationship  Age  Sex

In case of emergency - notify

Recommended By Friend

Newspaper

Agent  Applicant

NO DOGS ALLOWED

Signed by

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

b6  
b7C

b6  
b7C

b6  
b7C

R1089  
**Agreement of Lease** made the 29th day of May 1973 between  
SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

ROSE CIPRIANI

as Tenant.

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from  
**Occupancy** the Landlord, Apartment 2-C on the 2nd floor in premises No. 2058 Cropsy Avenue  
Borough of Brooklyn, City of New York, to be occupied as and for a private dwelling apartment only  
**Term** by the Tenant and his own family and not otherwise, for the term of Two years, commencing  
June 1st 1973 and terminating May 31st 1975 unless sooner  
**Rent** terminated as hereinafter provided, at the annual rental of \$ 1,680.00, payable at the office of the  
landlord or such place as it may designate, in equal monthly installments of \$ 140.00 each in  
advance on the first day of each calendar month during the term hereof, the first of said installments to be  
paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

**Payment of Rent**

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

**Repairs and Alterations**

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

**Liability and Property Damage**

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

**Entry to Apartment**

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

**Security**

5. The Tenant has deposited with Landlord the sum of \$ 140.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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 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-

June 1 - 73

2 yr lease

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

Apt. No. 20

Date 5/29/73

Bldg. No. 2058 - Crop Ave

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

Bal. Mos. Rent 74

1 Mos. Security 140

APPLICATION FOR APARTMENT

SOCIAL SECURITY # \_\_\_\_\_

1. Name Rose Cipriani S.S. No. 062-16-9574 Age 57

2. Present Address 346 New Dover Road Colonia NJ Phone No. 388-8622

3. Business or Employer (firm name) retired (disability) Income: 2800 plus pension plus savings

Address \_\_\_\_\_ Position retired Position Held Since \_\_\_\_\_ Phone No. \_\_\_\_\_

4. Present Landlord Living with brother Address 364 New Dover Rd Present Rent: \_\_\_\_\_

How long a tenant? \_\_\_\_\_ Reason for moving own apartment

5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_

How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

6. References: a) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship no

b) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship yes

c) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_

7. Bank Bankers Trust Branch Bensonhurst

Address 21 Ave - 86th St Acct. in name of Rose Cipriani

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

9. Intended occupants of apartment:

Adults

Name: self Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Children

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex F

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify \_\_\_\_\_

Recommended By Friend \_\_\_\_\_

Newsman

Agent \_\_\_\_\_ Applicant Rose Cipriani

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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**Agreement of Lease** made the 1st day of August 1972 between SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 8831-20th 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 August 1st 1972 and terminating July 31st 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 1,560.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 130.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

**Payment of Rent**

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

**Repairs and Alterations**

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

**Liability and Property Damage**

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

**Entry to Apartment**

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

**Security**

5. The Tenant has deposited with Landlord the sum of \$ 130.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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-

Aug 1 - 72

r m please

# Applicants Must Submit W-2 Forms

No. of Rooms 1 1/2

Apt. No.

Bldg. No. 8831-20 Ave

Date 7/29/72

Dep. (Not Less than One Month's Rent) 06

Bal. Mos. Rent 132

1 Mos. Security 130

## APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name  S.S. No.  Age

2. Present Address  Phone No.

3. Business or Employer (firm name)  Income:

Address  N.Y.

Position  Position Held Since JULY 31 1961 Phone No.

4. Present Landlord APARTMENT FOR SISTER IN LAW 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 1st NATIONAL City Branch SHORE PKWAY + BAY PKWAY

Address SHORE + BAY PKWAY 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 SISTER IN LAW

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

### Children

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify \_\_\_\_\_

Recommended By Friend \_\_\_\_\_

Newspaper \_\_\_\_\_

Agent  Name \_\_\_\_\_ Applicant \_\_\_\_\_

**DEPOSITS WILL NOT BE REFUNDED**

Signed by

ALLOWED

NO

b6  
b7C

b6  
b7C

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b7C

July 1 - 72

3 ago lease

# Applicants Must Submit W-2 Forms

No. of Rooms 1 1/2

Date 7/29/72

Apt. No.

Dep. (Not Less than One Month's Rent) 60

Bldg. No. 8931-20 Ave

Bal. Mos. Rent 134

## APPLICATION FOR APARTMENT

1 Mos. Security 130  
262

SOCIAL SECURITY #

1. Name  S.S. No.  Age

2. Present Address  Phone No.

3. Business or Employer (firm name)  Income:

Address

Position  Position Held Since June 72 Phone No.

4. Present Landlord Living with Parent Address  Present Rent:

How long a tenant?                      Reason for moving want own Apartment

5. Previous Landlord                      Address Parents are moving to Florida

How long a tenant?                      Reason for moving                     

6. References:

a) Name  Address  Relationship                      Yes or No                     

b) Name  Address  Any Relationship                      Yes or No                     

c) Name  Address  Any Relationship                      Yes or No                     

7. Bank Time Savings Bank Branch Bensonhurst

Address 86th St + 19th Ave 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:  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

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b6  
b7C

21026  
10-5

**Agreement of Lease** made the 19th day of October 19 72 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, 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. 8841-20th 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 November 1st 19 72 and terminating October 31st 19 74 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,460.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 205.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

**Payment of Rent**

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

**Repairs and Alterations**

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

**Liability and Property Damage**

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

**Entry to Apartment**

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

**Security**

5. The Tenant has deposited with Landlord the sum of \$ 205.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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-

Nov 1 - 74

4 Mr. [unclear]

No. of Rooms 4 1/2  
Apt. No. [ ]  
Bldg. No. 8841-202a

# Applicants Must Submit W-2 Forms

Date 10/17/74  
Dep. [ ]  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 207  
1 Mos. Security 205  
4 1/2

## APPLICATION FOR APARTMENT

SOCIAL SECURITY # [ ]

1. Name [ ] S.S. No. [ ] Age [ ]  
2. Present Address [ ] Phone No. [ ]  
3. Business or Employer (firm name) [ ] Income: [ ]  
Address NEW YORK, N.Y. - 10024  
Position [ ] Position Held Since 7 YEARS Phone No. [ ]

4. Present Landlord [ ] Address [ ] Present Rent: [ ]  
How long a tenant? 2 1/2 YEARS Reason for moving LARGER APARTMENT

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 CHASE MANHATTAN BK. Branch 269 MADISON AVE. MIDTOWN-  
Address 269 MADISON AVE. Acct. in name of [ ] MANHATTAN

8. Do you own a car NO License No. 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 Daughter Age [ ] Sex GIRL  
Name: [ ] Relationship [ ] Age [ ] Sex [ ]

In case of emergency - notify [ ]  
BKLYN., N.Y. - TEL. # [ ]

Recommended By Friend [ ]

#### Newsprint

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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SHORE HAVEN

SECTION II

21228  
1229

**Agreement of Lease** made the 29th day of October 19 73 between  
SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 8851-20th 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 November 1st 19 73 and terminating October 31st 19 75 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,520.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 210.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

**Payment of Rent**

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

**Repairs and Alterations**

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

**Liability and Property Damage**

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain 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 \$ 210.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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-

Nov 1 - 73

W. J. ...

Applicants Must Submit W-2 Forms

No. of Rooms 4 1/2  
Apt. No. [ ]  
Bldg. No. 8851-20 Ave

Date 10/27/73  
Dep. 50  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

SOCIAL SECURITY # \_\_\_\_\_

Mo. Security 210  
New York State 312  
Age [ ]

1. Name \_\_\_\_\_ S.S. No. \_\_\_\_\_  
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: 135.00  
How long a tenant? 1 yr Reason for moving No SERVICE LARGER APT  
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 YES  
Yes or No

7. Bank FIRST NATIONAL CITY Branch BENSON - HEETZ  
Address 04TH 18 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 WIFE  
Name: \_\_\_\_\_ Relationship SON  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_

**Children**  
Name: \_\_\_\_\_ Relationship SON Age [ ] Sex M  
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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**Agreement of Lease** made the 2nd day of June 19 72 between  
**SHORE HAVEN MANAGEMENT CORP.** as Agent for the Landlord, and

[Redacted]

as Tenant.

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [Redacted] on the [Redacted] floor in premises No. 8851-20th 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 July 1st 1972 and terminating June 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,400.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 200.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

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

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

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

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

5. The Tenant has deposited with Landlord the sum of \$ 200.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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

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

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

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

Occupancy

Term

Rent

Payment of Rent

Repairs and Alterations

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

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*August to July 15*

*2 yr lease*

No. of Rooms 4 1/2

Date 6/3/72

Apt. No.

2064 CROPSY AVENUE  
BROOKLYN 14, N. Y.

Dep. \_\_\_\_\_

Bldg. No. 8851-20 Ave.

Bal. Mos. Rent PLK 2012

**APPLICATION FOR APARTMENT**

1 Mos. Security 200  
40w

1. Name  S.S. No.  Age

2. Present Address  Phone No. \_\_\_\_\_

3. Business or Employer (firm name)  Income:

Address

Position  Position Held Since 10 YEARS Phone No.

4. Present Landlord Same as above Address \_\_\_\_\_ Present Rent: \_\_\_\_\_

How long a tenant? 6 years Reason for moving No Heat

5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_

How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

6. References:

a) Name  Address  Any Relationship SISTER  
 Yes or  No

b) Name  Address  Any Relationship \_\_\_\_\_  
 Yes or  No

c) Name  Address  Any Relationship \_\_\_\_\_  
 Yes or  No

7. Bank Savings Bank Branch Flattus Branch

Address Flattus ne Albany Acct. in name of  sister

8. Do you own a car NO License No. \_\_\_\_\_  
 Yes or  No

9. Intended occupants of apartment:

**Adults**  
Name:  Relationship HUSBAND

Name:  Relationship WIFE

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

**Children**  
Name:  Relationship \_\_\_\_\_ Age  Sex M.

Name:  Relationship \_\_\_\_\_ Age 5 Sex M

In case of emergency - notify \_\_\_\_\_

Recommended By Friend \_\_\_\_\_

Agent  Applicant

**NO DOGS ALLOWED**

Signed by \_\_\_\_\_

**ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL**

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**Agreement of Lease** made the 31st day of March 1973 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

[Redacted]

as Tenant.

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [Redacted] on the [Redacted] floor in premises No. 8861 - 20th 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 May 1st 19 73 and terminating April 30th 19 75 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,400.00 , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 200.00 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, assignees or undertenants of Tenant. The Tenant shall repair, in or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

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

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

5. The Tenant has deposited with Landlord the sum of \$ 200.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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

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

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

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

Occupancy

Term

Rent

Payment of Rent

Repairs and Alterations

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

b6  
b7c

April 16-73

# Applicants Must Submit W-2 Forms

No. of Rooms 4 1/2  
Apt. No. [ ]  
Bldg. No. 2861-20A-

Date 3/31/73  
Dep. \$402. Pet Full  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

## APPLICATION FOR APARTMENT

1 Mos. Security \_\_\_\_\_

SOCIAL SECURITY # [ ]

1. Name [ ] S.S. No. [ ] Age [ ]

2. Present Address [ ] Ridgewood NY Phone No. [ ]

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

Address [ ]

Position [ ] Position Held Since 1-22-70 Phone No. [ ]

4. Present Landlord Living with Parents 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 NO  
Yes or No

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

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

7. Bank 1ST NATL CITY Branch \_\_\_\_\_

Address 59 MAIDEN LANE 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 Friend

Name: [ ] Relationship Self

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 [ ]

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b6  
b7C

2079  
**Agreement of Lease** made the 8th day of November 19 72 between SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 8861 - 20th 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 December 1st 19 72 and terminating November 30th 19 74 unless sooner terminated as hereinafter provided, at the annual rental of \$ 1,560.00 , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 130.00 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 wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

**Liability and Property Damage**

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

**Entry to Apartment**

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

**Security**

5. The Tenant has deposited with Landlord the sum of \$ 130.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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 1 1/2

Date 11/8/72

Apt. No. 8861

Dep. 100.-  
(Not Less than One Month's Rent)

Bldg. No. [ ]

Bal. Mos. Rent 30.-

**APPLICATION FOR APARTMENT**

1 Mos. Security 132

b6  
b7C

SOCIAL SECURITY # \_\_\_\_\_

1. Name \_\_\_\_\_ S.S. No. \_\_\_\_\_ Age \_\_\_\_\_

2. Present Address \_\_\_\_\_ BKLYN N.Y. Phone No. \_\_\_\_\_

3. Business or Employer (firm name) \_\_\_\_\_ ne: \_\_\_\_\_  
Address \_\_\_\_\_ BKLYN N.Y.

Position \_\_\_\_\_ Position Held Since 1969 Phone No. \_\_\_\_\_

4. Present Landlord \_\_\_\_\_ Address SAME Present Rent: 150.-

How long a tenant? ONE MONTH Reason for moving \_\_\_\_\_

5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_

How long a tenant? 2 YEARS Reason for moving LEASING OVER

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

b6  
b7C

7. Bank WELLSBURG SAVINGS BANK Branch 23 AVE. 86 ST.

Address 23 AVE 86 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: MYSELF 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 \_\_\_\_\_

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**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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500

Oct. 1-72

**Agreement of Lease** made the **11th** day of **September** 19 **72** between  
**SHORE HAVEN MANAGEMENT CORP.** as Agent for the Landlord, and  
**LOUIS ORISTANO** [redacted] as Tenant.

b6  
b7C

Occupancy

Term

Rent

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment 2-G on the 2nd floor in premises No. 8871 - 20th 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 **October 1st,** 19 **72** and terminating **September 30th** 19**74** unless sooner terminated as hereinafter provided, at the annual rental of \$ **2,100.00** , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **175.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ **2 \$175.00 plus \$2.00 for keys** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-

Oct. 1-72

**Applicants Must Submit W-2 Forms**

No. of Rooms 3 1/2  
Apt. No. 2C  
Bldg. No. 8871-20A

Date 9/9/72  
Dep. \$30.-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 322. Bal due

**APPLICATION FOR APARTMENT**

SOCIAL SECURITY # 056-10-1008

1 Mos. Security \_\_\_\_\_

1. Name LOUIS-J. CRISTANO S.S. No. 056-10-1008 Age 67  
2. Present Address 99-Bay 29<sup>th</sup> Street Brooklyn New York Phone No. 449-1338  
3. Business or Employer (firm name) \_\_\_\_\_ Income: 550 per month

Address \_\_\_\_\_  
Position \_\_\_\_\_ Position Held Since \_\_\_\_\_ Phone No. \_\_\_\_\_

4. Present Landlord \_\_\_\_\_ Address arew Present Rent: 116  
How long a tenant? 3 1/2 yrs Reason for moving small quarters

5. Previous Landlord \_\_\_\_\_ Address 99-Bay 29<sup>th</sup> Street Bklyn 2  
How long a tenant? \_\_\_\_\_ Reason for moving small quarters

6. References:  
a) Name W.A. Hospital volunteer Address 870 1<sup>st</sup> Ave Any Relationship yes  
b) Name A.B.C. Printing Co. Address 415 W 15<sup>th</sup> St NYC Any Relationship yes  
c) Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship \_\_\_\_\_  
Yes or No Yes or No Yes or No

7. Bank W. Commercial Bank Branch 86<sup>th</sup> Street Branch & 23<sup>rd</sup> Ave  
Address 23<sup>rd</sup> Ave & 86<sup>th</sup> Street Bklyn Acct. in name of Louis Cristano

8. Do you own a car no License No. none Do you require a garage no  
Yes or No Yes or No

**9. Intended occupants of apartment:**

**Adults**  
Name: Louis Cristano 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 Louis Cristano

**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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**Agreement of Lease** made the **21st** day of **August** 19 **72** between  
**SHORE HAVEN MANAGEMENT CORP.** as Agent for the Landlord, and

[Redacted]

as Tenant.

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**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. **8871 - 20th 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 **September 1st** 19 **72** and terminating **August 31st** 19 **74** unless sooner terminated as hereinafter provided, at the annual rental of \$ **2,100.00** , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **175.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

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

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

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

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

5. The Tenant has deposited with Landlord the sum of \$ **175.00 plus \$2.00 for keys** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-

7/1/72

# Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2

Apt. No. [Redacted]

Bldg. No. 8871

Date 8/20/72

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

Bal. Mos. Rent \$302

1 Mos. Security [Redacted]

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## APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] S.S. No. [Redacted] Age [Redacted]

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

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

Address [Redacted] N.Y.C.

Position [Redacted] Position Held Since 7-17-72 Phone No. [Redacted]

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

How long a tenant? Living with parents 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

b) Name [Redacted] Address [Redacted] Any Relationship Brother in law

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

7. Bank South BKlyn Savings BK Branch 18th Ave & 105th St

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 Yes or No

9. Intended occupants of apartment:

### Adults

Name: [Redacted] Relationship Wife

Name: [Redacted] Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

### Children

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

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

In case of emergency - notify [Redacted] BKlyn N.Y.

Recommended By Friend [Redacted]

Newspaper [Redacted] Name [Redacted]

Agent [Redacted] Applicant [Redacted]

### DEPOSITS WILL NOT BE REFU

Signed by [Redacted]

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**Agreement of Lease** made the 6th day of November 1972 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

GEMMA TERRA

as Tenant.

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment 4-D on the 4th floor in premises No. 8871-20th 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 December 1st 1972 and terminating November 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,100.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 175.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

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

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

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

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

5. The Tenant has deposited with Landlord the sum of \$ 175.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-

Dec-74

2 yr lease

No. of Rooms 3 1/2  
Apt. No. 4D  
Bldg. No. 8871-20 Ave

### Applicants Must Submit W-2 Forms

Date 11/3/74  
Dep. 140.00  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

### APPLICATION FOR APARTMENT

1 Mos. Security 175  
Bal 334

- SOCIAL SECURITY # \_\_\_\_\_
- Name GEMMA TERRA S.S. No. 077-20-1128 Age 62
  - Present Address 1590 INDEPENDENCE AVE Phone No. 946-9284 (UNLISHED)
  - Business or Employer (firm name) GRAY ARC CO Income 55000  
Address 882-3RD AVE BKLYN NY Plus SAVINGS  
Position FILE CLERK Position Held Since 1966 Phone No. 788-2204
  - Present Landlord OWN HOUSE Address 1590 INDEP. AVE Present Rent: \_\_\_\_\_  
How long a tenant? 21 YRS Reason for moving SOLD HOUSE
  - Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_
  - References:
 

a) Name	[Redacted]	Address	[Redacted]	Any Relationship	<u>YES</u>
b) Name	[Redacted]	Address	[Redacted]	Any Relationship	<u>YES</u>
c) Name	[Redacted]	Address	[Redacted]	Any Relationship	<u>YES</u>
  - Bank NO SAVINGS Branch BENSON HURST  
Address 11th AVE + 86th ST Acct. in name of [Redacted]
  - Do you own a car NO License No. NO Do you require a garage NO  
Yes or No Yes or No

**ALLOWED**

**NO**

#### 9. Intended occupants of apartment:

##### Adults

Name: SELF Relationship \_\_\_\_\_  
 Name: \_\_\_\_\_ Relationship \_\_\_\_\_  
 Name: \_\_\_\_\_ Relationship \_\_\_\_\_

##### Children

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_  
 Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify [Redacted] BKLYN NY

Recommended By Friend \_\_\_\_\_

##### Newspaper

[Redacted] Name \_\_\_\_\_  
 Agent [Redacted] 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 Gemma Terra

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Agreement of Lease made the 24th day of April 1973 between SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 8871 - 20th 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 May 1st, 19 73 and terminating April 30th 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 1,680.00 . payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 140.00 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

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 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 \$140.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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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@140- 5/1/73

# Applicants Must Submit W-2 Forms

No. of Rooms 2  
Apt. No.   
Bldg. No. 8871

Date 4-23-73  
Dep. 50-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security \_\_\_\_\_

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## APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name \_\_\_\_\_ S.S. No. \_\_\_\_\_ 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: 200.00

How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_

How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

6. References:

a) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship NO  
Yes or No

b) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship NO  
Yes or No

c) Name \_\_\_\_\_ Address BKLYN Any Relationship NO  
Yes or No

7. Bank MANUFACTURERS TRUST Branch ONEY ISLAND

Address MERMAID AVE BK 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 \_\_\_\_\_

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## 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

29th  
935

**Agreement of Lease** made the 8th day of July 1972 between  
SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 8891-20th 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 August 1st 1972 and terminating July 31st 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,100.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 175.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

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

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

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

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

**Security** 5. The Tenant has deposited with Landlord the sum of \$ 175.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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-

July 15 to Aug 15

2 year lease  
Date 7/8/74

No. of Rooms 3 1/2

Apt. No. [ ]

2064 CROPSEY AVENUE  
BROOKLYN 14, N. Y.

Bldg. No. 8891-30 Ave

Dep. [ ]

Bal. Mos. Rent 177

APPLICATION FOR APARTMENT

1 Mos. Security 175

Principal 3512

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1. Name [ ] S.S. No. [ ] Age [ ]

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

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

Address [ ] (wife's income \$6,000.00)

Position [ ] Position Held Since June 1, 1971 Phone No. [ ]

4. Present Landlord [ ] Address [ ] Present Rent: \$120.00

How long a tenant? [ ] Reason for moving Living with parents

5. Previous Landlord [ ] Address [ ]

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

6. References:

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

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

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

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b7C

7. Bank Chemical Bank Branch Bronx

Address 167th St + Jerome Ave Acct. in name of [ ]

8. Do you own a car No License 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 Self-Introduced

Newspaper [ ]

Agent [ ] Applicant [ ]

NO DOGS ALLOWED

Signed by [ ]

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

(over)

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**Agreement of Lease** made the 18th day of June 19 71 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and [ ] as Tenant.

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b7c

Occupancy

Term

Rent

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. 2040 - 21st Drive 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 THREE.....years, commencing July 1st 19 71 and terminating June 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 1966.20 , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 163.85 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ 163.85 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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 1 1/2

Apt. No.

Bldg. No. 2040 - 21st Drive

# Shore Haven Management Corp.

2064 CROPSY AVENUE  
BROOKLYN 14, N. Y.

Date \_\_\_\_\_

Dep. \_\_\_\_\_

Bal. Mos. Rent \_\_\_\_\_

1 Mos. Security \_\_\_\_\_

## APPLICATION FOR APARTMENT

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 Shore Haven Address  Present Rent: 145.00

How long a tenant? 3 yrs. Reason for moving \_\_\_\_\_

5. Previous Landlord  Address

How long a tenant? 3 yrs. Reason for moving

6. References:

a) Name  Address  Any Relationship Yes  
Yes or No

b) Name  Address  Any Relationship Yes  
Yes or No

c) Name  Address  Any Relationship No  
Yes or No

7. Bank \_\_\_\_\_ Branch \_\_\_\_\_

Address \_\_\_\_\_ Acct. in name of \_\_\_\_\_

8. Do you own a car No License No. \_\_\_\_\_  
Yes or No

9. Intended occupants of apartment:

### Adults

Name:  Relationship MOTHER

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

### Children

Name:  Relationship DAUGHTER Age  Sex F

Name:  Relationship DAUGHTER Age  Sex F

In case of emergency - notify \_\_\_\_\_

Recommended By Friend \_\_\_\_\_

Newspaper \_\_\_\_\_

Agent \_\_\_\_\_ Applicant

### NO DOGS ALLOWED

Signed by \_\_\_\_\_

### ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

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b6  
b7C

338  
**Agreement of Lease** made the 24th day of April 19 72 between  
SHORE HAVEN MANAGEMENT CORP. as Agent for 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  
**Occupancy** the Landlord, Apartment [ ] on the [ ] floor in premises No. 2040 - 21st Drive  
Borough of Brooklyn, City of New York, to be occupied as and for a private dwelling apartment only  
**Term** by the Tenant and his own family and not otherwise, for the term of TWO..... years, commencing  
May 1st 19 72 and terminating April 30th 1974 unless sooner  
**Rent** terminated as hereinafter provided, at the annual rental of \$ 2,400.00 payable at the office of the  
landlord or such place as it may designate, in equal monthly installments of \$ 200.00 each in  
advance on the first day of each calendar month during the term hereof, the first of said installments to be  
paid on the signing of this lease. (Unless this Lease be a Renewal)

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

**Payment of Rent**

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

**Repairs and Alterations**

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

**Liability and Property Damage**

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

**Entry to Apartment**

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

**Security**

5. The Tenant has deposited with Landlord the sum of \$ 200.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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

Date April 24, 1972

Apt. No.

2064 CROPSEY AVENUE  
BROOKLYN 14, N. Y.

Dep. \_\_\_\_\_

Bldg. No. 2040 21ST DR

Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

1 Mos. Security \_\_\_\_\_

b6  
b7C

1. Name  S.S. No.  Age

2. Present Address  Bklyn 11214 Phone No.

3. Business or Employer (firm name)  Income:

Address  Bklyn 11214

Position  Position Held Since 1967 Phone No.

4. Present Landlord Shore Haven Management Corp Address \_\_\_\_\_ Present Rent: 137. <sup>xx</sup>/<sub>xx</sub>

How long a tenant? 5 years Reason for moving Need extra room for child

5. Previous Landlord Shore Haven Address \_\_\_\_\_

How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

6. References:

a) Name  Address  Any Relationship YES  
 or No

b) Name  Address  Any Relationship YES  
Yes or No

c) Name  Address  Any Relationship YES  
Yes or No

b6  
b7C

7. Bank First Natl City Branch Bensonhurst

Address 1630 86 Pky Acct. in name of

8. Do you own a car NO License No. \_\_\_\_\_  
Yes or No

9. Intended occupants of apartment:

**Adults**

Name:  Relationship \_\_\_\_\_

Name:  Relationship wife

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

**Children**

Name:  Relationship son Age  Sex M

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

b6  
b7C

In case of emergency - notify  Bklyn 11234

Recommended By Friend \_\_\_\_\_

Newspaper \_\_\_\_\_ Name \_\_\_\_\_

Agent \_\_\_\_\_ Applicant \_\_\_\_\_

**NO DOGS ALLOWED**

Signed by

**ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL**

Agreement of Lease made the 21st day of AUGUST 19 72 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, 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. 2040 - 21st Drive 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 **September 1st 19 72** and terminating **August 31st 19 74** unless sooner terminated as hereinafter provided, at the annual rental of \$ **2,100.00** , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **175.00** 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

Payment of Rent

Repairs and Alterations

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, apartmenting and electrical fixtures, or any other improvements, which 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 \$ **175.00 plus \$2.00 for keys** as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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

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

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

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



No. of Rooms 3 1/2  
Apt. No. [ ]  
Bldg. No. 2040

# Applicants Must Submit W-2 Forms

Date Aug. 19-72  
Dep. 175-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security \$175 + 2k

## APPLICATION FOR APARTMENT

SOCIAL SECURITY [ ]

- Name [ ] S.S. No. \_\_\_\_\_ Age [ ]
- Present Address [ ] Brooklyn, N.Y. Phone No. \_\_\_\_\_
- Business or Employer (firm name) [ ] Income: [ ]  
Address [ ]  
Position [ ] Position Held Since 1968 Phone No. [ ]
- Present Landlord [ ] Address [ ] Present Rent: 25-  
How long a tenant? 8 yrs Reason for moving Leaving w/ mother
- Previous Landlord [ ] Address [ ]  
How long a tenant? 8 yrs Reason for moving Turned down
- 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
- Bank ST. MARY'S BANK Branch P.A. BUILDERS  
Address 111-8 Ave NYC Acct. in name of [ ]
- Do you own a car NO License No. \_\_\_\_\_ Do you require a garage NO  
Yes or No Yes or No

**APPROVED**

### 9. Intended occupants of apartment:

#### Adults

Name: [ ] Relationship FRIEND  
Name: [ ] Relationship FRIEND  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_

#### Children

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify \_\_\_\_\_

Recommended By Friend [ ]

Newspaper \_\_\_\_\_

Agent [ ] Name \_\_\_\_\_ Applicant [ ]

**DEPOSITS WILL NOT BE REFUNDED**

Signed by [ ]

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b7C

b6  
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b6  
b7C

No. of Rooms 3 1/2  
Apt. No. [ ]  
Bldg. No. 2040

# Applicants Must Submit W-2 Forms

Date Aug. 19-72  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

## APPLICATION FOR APARTMENT

1 Mos. Security \_\_\_\_\_

SOCIAL SECURITY # [ ]

1. Name [ ] S.S. No. [ ] Age [ ]

2. Present Address [ ] Phone No. [ ]

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

Address [ ]

Position [ ] Position Held Since FEB 1972 Phone No. [ ]

4. Present Landlord [ ] Address [ ] Present Rent: 155 mo.

How long a tenant? 1 1/2 yrs Reason for moving Sister bot married Assured care

5. Previous Landlord lived with mother Address [ ]

How long a tenant? 4 yrs Reason for moving TO INEN service

6. References:

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

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

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

7. Bank Chemical NY Branch 55 W 44th ST

Address 55 W 44th ST 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: [ ] Relationship Self

Name: [ ] Relationship friend

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 [ ]

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b7C

b6  
b7C

b6  
b7C

**Agreement of Lease** made the 17th day of April 1972 between SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 2040-21st Drive 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 May 1st 1972 and terminating April 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,160.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 180.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

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

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

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

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

5. The Tenant has deposited with Landlord the sum of \$ 180.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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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Occupancy

Term

Rent

Payment of Rent

Repairs and Alterations

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

May 1-72

2 yr lease

No. of Rooms 3 1/2

Date 4/15/72

Apt. No.

2064 CROPSEY AVENUE  
BROOKLYN 14, N. Y.

Dep.

Bldg. No. 2040-21st Drive

Bal. Mos. Rent 184.00

APPLICATION FOR APARTMENT

1 Mos. Security 180.00  
Pin full 362 50

1. Name  S.S. No.  Age

2. Present Address  Phone No.

3. Business or Employer (firm name)  Income:

Address , New York, New York 10017

Position  Position Held Since 1-1-72 Phone No.

4. Present Landlord  Address  Present Rent: 150 Me.

How long a tenant? 4 years Reason for moving Closer to work

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 Long Beach, NY Any Relationship -  
Yes or No

c) Name  Address  Any Relationship -  
Long Beach Yes or No

7. Bank Chemical Bank Branch

Address 277 Park Ave. Acct. in name of

8. Do you own a car - License No. MM  
Yes or No

9. Intended occupants of apartment:

**Adults**

Name:  Relationship Mother

Name:  Relationship Daughter (Renter of Apartment)

Name:  Relationship -

**Children**

Name:  Relationship Daughter Age  Sex F

Name:  Relationship - Age  Sex -

In case of emergency - notify   Queens Vlg.

Recommended By Friend

Newspaper

Agent  Applicant

**NO DOGS ALLOWED**

Signed by

**ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL**

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Agreement of Lease made the 26th day of October 19 73 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

[Redacted]

as Tenant.

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Occupancy

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [Redacted] on the [Redacted] floor in premises No. 2040 - 21st Drive Borough of Brooklyn, City of New York, to be occupied as and for a private dwelling apartment only

Term

by the Tenant and his own family and not otherwise, for the term of TWO..... years, commencing November 1st 19 73 and terminating October 31st, 1975 unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 2,220.00 , 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 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 afterwards indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, and the failure to furnish the services and 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 affecting the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner 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 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-

11.13

# Applicants Must Submit W-2 Forms

No. of Rooms 3  
Apt. No.   
Bldg. No. 2040

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security \_\_\_\_\_

## APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name  S.S. No.  Age

2. Present Address  Phone No.

3. Business or Employer (firm name)

Address  BROOKLYN, N.Y. 11211

Position  Position Held Since one year 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 CITIBANK MANHATTAN Branch

Address 10 AVE 86 ST BROOKLYN 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 father

Name:  Relationship Mother

Name:  Relationship

### Children

Name:  Relationship son Age  Sex M.

Name:  Relationship  Age  Sex

In case of emergency - notify  BROOKLYN

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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**Agreement of Lease** made the 4th day of January 19 73 between  
SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 2044-21st Drive 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 1st 19 73 and terminating January 31st 19 75 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,100.00 , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 175.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

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

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

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

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

5. The Tenant has deposited with Landlord the sum of \$ 175.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-

Jan 16 - 73

2 1/2 yrs lease

No. of Rooms 3 1/2

# Applicants Must Submit W-2 Forms

Apt. No.

Date 1/3/73  
100

Bldg. No. 2044 - 21st Drive

Dep. 177  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 177

## APPLICATION FOR APARTMENT

1 Mos. Security 175  
Bal 252

SOCIAL SECURITY #

1. Name  S.S. No.  Age

2. Present Address  Phone No.

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

Position  Position Held Since 72 Phone No.

4. Present Landlord LIVING WITH PARENTS Address  Present Rent:   
How long a tenant?  Reason for moving OWN APARTMENT

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

7. Bank TD INDIES SAVING Branch BENSON HORST  
Address 19 AVE 86 ST 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

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**

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b7C

b6  
b7C



**Agreement of Lease** made the 31st day of August 19 73 between SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 2044-21st Drive 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 September 1st 19 73 and terminating August 31st 19 75 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,220.00, 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 the term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

**Liability and Property Damage**

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

**Entry to Apartment**

4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agents 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 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

**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 hazard 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-

b6  
b7c

Sept 1 - 73

Wyn Blase

**Applicants Must Submit W-2 Forms**

No. of Rooms 3 1/2

Apt. No.

Bldg. No. 2044 - 2nd Drive

Date Aug 30 73

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

Bal. Mos. Rent 187

**APPLICATION FOR APARTMENT**

SOCIAL SECURITY # \_\_\_\_\_

1 Mos. Security 185

P. Dunfield 372

1. Name  S.S. No.  Age

2. Present Address  Phone No. \_\_\_\_\_

3. Business or Employer (firm name)  Income:

Address  BROOKLYN, N.Y. 11234

Position  Position Held Since 3/1/73 Phone No.

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: \_\_\_\_\_

How long a tenant? 3 months Reason for moving NO SERVES

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 QUEENS Any Relationship YES  
Yes or No

7. Bank NO M H 7 Branch SS

Address 60 BROAD 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: SELF Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

**Children**

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify  QUEENS TEL

Recommended By Friend MY SELF

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

Oct. 1-72

**Agreement of Lease** made the 15th day of September 19 72 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, 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. 2044 - 21st Drive 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 1st, 1972 and terminating September 30th, 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,400.00 , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 200.00 each in advance on the first day of each calendar month during the term hereof. the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

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

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

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

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

5. The Tenant has deposited with Landlord the sum of \$ 200.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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

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

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

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

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

Oct 1-72

No. of Rooms 4 1/2

# Applicants Must Submit W-2 Forms

Date 9/9/72

Apt. No.

Dep. 50.84  
(Not Less than One Month's Rent)

Bldg. No. 2044-21D

Bal. Mos. Rent 351.16 BAL DOE

## APPLICATION FOR APARTMENT

1 Mos. Security \_\_\_\_\_

b6  
b7C

SOCIAL SECURITY # \_\_\_\_\_

1. Name  S.S. No.  Age

2. Present Address  Phone No.

3. Business or Employer (firm name)  Income   
Address

Position  Position Held Since 6-2-72 Phone No.

4. Present Landlord  Address  Present Rent: 109  
How long a tenant? 3 YEARS Reason for moving LARGER APT.

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 FLATBUSH FED SAVINGS Branch FLATBUSH & NOSTRAND AVE  
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 \_\_\_\_\_

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 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.

b6  
b7C

b6  
b7C

**Agreement of Lease** made the 10th day of October 19 73 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

as Tenant. b6 b7C

[Redacted]

**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. 2044-21st Drive 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 November 1st 19 73 and terminating October 31st 19 75 unless sooner terminated as hereinafter provided, at the annual rental of \$ 1,800.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 150.00 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 become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, vermin or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$150.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-

Nov 1 - 73

2444-51st Ave

# Applicants Must Submit W-2 Forms

No. of Rooms 1 1/2

Date 10/7/73

Apt. No. [Redacted]

Dep. NO  
(Not Less than One Month's Rent)

Bldg. No. 2044-51st Ave

Bal. Mos. Rent \_\_\_\_\_

## APPLICATION FOR APARTMENT

1 Mos. Security 150  
280

SOCIAL SECURITY # \_\_\_\_\_

1. Name: [Redacted] S.S. No. [Redacted] Age [Redacted]

2. Present Address: [Redacted] BKLYN, N.Y. Phone No. [Redacted]

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

Address: [Redacted] N.Y., N.Y. 10020

Position: [Redacted] Position Held Since 4/73 Phone No. [Redacted]

4. Present Landlord: [Redacted] Address: [Redacted] Present Rent: 125

How long a tenant? 10 mos. Reason for moving: PERSONAL

5. Previous Landlord: [Redacted] Address: \_\_\_\_\_

How long a tenant? \_\_\_\_\_ Reason for moving: \_\_\_\_\_

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: NO  
Yes or No

7. Bank: EAST RIVER SAVINGS Branch: WORLD TRADE CENTER

Address: World Trade Center Acct. in name of: [Redacted]

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

9. Intended occupants of apartment:

### Adults

Name: [Redacted] Relationship: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

### Children

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

In case of emergency - notify [Redacted] BK, N.Y. 10475

Recommended By Friend \_\_\_\_\_

Newspaper: NEW YORK TIMES Name: \_\_\_\_\_

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.

b6  
b7C

b6  
b7C

b6  
b7C

**Agreement of Lease** made the 23rd day of July 19 71 between SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

as Tenant. b6  
b7C

[Redacted]

Occupancy

Term

Rent

**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. 2044 - 21st Drive 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 THREE..... years, commencing September 1st 19 71 and terminating August 31st 19 74 unless sooner terminated as hereinafter provided, at the annual rental of \$ 1216.32 , payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 101.36 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

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 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 or abatement of rent for any damage that Tenant may sustain thereby and Tenant shall not be entitled to whatever, Landlord 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 any Landlord or stolen by or from such employee; that the Landlord shall not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, 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 \$ 101.36 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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

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

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

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

No. of Rooms \_\_\_\_\_

# Shore Haven Management Corp.

Date \_\_\_\_\_

Apt. No. \_\_\_\_\_

2064 CROPSEY AVENUE

Dep. \_\_\_\_\_

BROOKLYN 14, N. Y.

Bldg. No. \_\_\_\_\_

Bal. Mos. Rent \_\_\_\_\_

## APPLICATION FOR APARTMENT

1 Mos. Security \_\_\_\_\_

1. Name \_\_\_\_\_ Age \_\_\_\_\_ b6  
b7C

2. Present Address \_\_\_\_\_ - BKLYN N.Y. Phone No. \_\_\_\_\_

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

Address \_\_\_\_\_ N.Y.C.

Position \_\_\_\_\_ Position Held Since 10-12-48 Phone No. \_\_\_\_\_

4. Present Landlord SHORE HAVEN Address 2064 CROPSEY Present Rent: \$75<sup>00</sup> - A MONTH

How long a tenant? 3 YRS Reason for moving \_\_\_\_\_

5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_ BKLYN

How long a tenant? 11 YRS Reason for moving WANTED A CHANGE

6. References: \_\_\_\_\_ NYC

a) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_ b6  
b7C

b) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship BKLYN 24 Yes or No NO

c) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship WOODSIDE Yes or No NO

Yes or No

7. Bank DIME SAVINGS Branch BENSON HURST

Address 86 ST & 19<sup>TH</sup> AVE Acct. in name of \_\_\_\_\_

8. World War II Veteran's Serial No. \_\_\_\_\_

9. Do you own a car NO License No. \_\_\_\_\_ Do you require a garage NO Yes or No Yes or No

### 10. Intended occupants of apartment:

#### Adults

Name: \_\_\_\_\_ Relationship AUNT (like my mother)

Name: \_\_\_\_\_ Relationship (brought me up until I was

Name: \_\_\_\_\_ Relationship 3 yrs. old)

#### Children

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_ b6  
b7C

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify \_\_\_\_\_

Recommended By Friend \_\_\_\_\_

Newspaper \_\_\_\_\_

Name

**NO DOGS ALLOWED**

Agent \_\_\_\_\_ Applicant \_\_\_\_\_



**Agreement of Lease** made the 24th day of July 19 72 between  
SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and

HENRY GROOPMAN

as Tenant.

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment 1-F on the 1st floor in premises No. 2049-20th Lane 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 August 1st 19 72 and terminating July 31st 19 74 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,160.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 180.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

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

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

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

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

5. The Tenant has deposited with Landlord the sum of \$ 180.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-

Aug 1-72

2 yrs fl

No. of Rooms 3 1/2

**Applicants Must Submit W-2 Forms**

Apt. No. 1 F

057-108388

Date 7/23/72

Bldg. No. 2049-20 Lane

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

Bal. Mos. Rent 192

1 Mos. Security 180

**APPLICATION FOR APARTMENT**

SOCIAL SECURITY # \_\_\_\_\_

1. Name HENRY BROOPMAN S.S. No. 052108358 Age 15

2. Present Address 1579 188th St, Bklyn, NY Phone No. 998-6691

3. Business or Employer (firm name) CAMEC HEATING & AC Income: 15,000

Address 3921-14 Ave, Brooklyn, NY

Position SALES MANAGER Held Since since Phone No. 244-4400

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 181.50

How long a tenant? 7 years Reason for moving Free

5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_

How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

6. References:

a) Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship NO  
Yes or No

b) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No

c) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship NO  
Yes or No

7. Bank WASHER TRUST Branch 15th Ave 49th St Bklyn

Address \_\_\_\_\_ Acct. in name of Henry Broopman

8. Do you own a car? NO License No. X-3723V4 Do you require a garage? Yes  
Yes or No Yes or No

9. Intended occupants of apartment:

**Adults**

Name: me Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_

**Children**

Name: None Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify \_\_\_\_\_

Recommended By Friend \_\_\_\_\_

Agent \_\_\_\_\_ Applicant Henry Broopman

**DEPOSITS WILL NOT BE REFUNDED**

Signed by \_\_\_\_\_

b6  
b7C

b6  
b7C

**Agreement of Lease** made the 10th day of November 1972 between SHORE HAVEN MANAGEMENT CORP. as Agent for 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. 2050-21st Drive 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 December 1st 1972 and terminating November 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,100.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 175.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

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

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

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

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

5. The Tenant has deposited with Landlord the sum of \$ 175.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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

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

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

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

Occupancy

Term

Rent

Payment of Rent

Repairs and Alterations

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

b6  
b7c

Dec 1 - 72

2 yr lease

No. of Rooms 3 1/2

# Applicants Must Submit W-2 Forms

Date 11/7/72

Apt. No. [Redacted]

Dep. 50.00

Bldg. No. 2050 21st Dr.

(Not Less than One Month's Rent)

Bal. Mos. Rent 177.00

## APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

Mos. Security 175.00

1. Name [Redacted]

S.S. No. [Redacted]

Age 30

2. Present Address [Redacted]

Phone No. [Redacted]

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

Income: [Redacted]

Address [Redacted]

Position [Redacted]

Position Held Since [Redacted]

Phone No. [Redacted]

4. Present Landlord Part Owner

Address [Redacted]

Present Rent: [Redacted]

How long a tenant? [Redacted]

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]

Relationship [Redacted]

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 NO

Address 19th Ave + 86 St

Branch Bensonhurst

Acct. in name of [Redacted]

8. Do you own a car NO

Yes or No

License No. [Redacted]

Do you require a garage No

Yes or No

9. Intended occupants of apartment:

Name: Self

Relationship Adults

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]

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

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b7C

174  
1972

**Agreement of Lease** made the 25th day of August 1972 between  
SHORE HAVEN MANAGEMENT CORP. as Agent for the Landlord, and  
[redacted] as Tenant.

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Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [redacted] on the [redacted] floor in premises No. 8851 - 20th Avenue Borough of Brooklyn, City of New York, to be occupied as and for a private dwelling apartment only

Term

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

SEPTEMBER 1st, 1972 and terminating AUGUST 31st, 1974 unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 2,100.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 175.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$175.00 plus \$2.00 for keys as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; 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.

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-

9/1/72

# Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. [Redacted]  
Bldg. No. ~~707~~ 8851

Date 8/25/72  
Dep. 175. - Sec.  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 175 -  
2. - (K.L.)  
1 Mos. Security 352. -

## APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] S.S. No. [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 1971 Phone No [Redacted]

4. Present Landlord [Redacted] Address [Redacted] Present Rent: 100.00

How long a tenant? 1 yr. Reason for moving NO HEAT LANDLORD GIVES POOR SERVICE.

5. Previous Landlord [Redacted] Address [Redacted]

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

6. References:

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

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

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

7. Bank [Redacted] Branch [Redacted]

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

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

9. Intended occupants of apartment:

### Adults

Name: [Redacted] Relationship HUSBAND

Name: [Redacted] Relationship WIFE

Name: [Redacted] Relationship [Redacted]

### Children

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

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

In case of emergency - notify [Redacted] B'klyn, NY.

Recommended By Friend [Redacted]

Newspaper [Redacted]

Agent [Redacted] Applicant [Redacted]

**DEPOSITS WILL NOT BE REFUNDED**

Signed by [Redacted]

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**TRUMP PAYROLL AGENCY**

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Wedgwood  
Hall



Westminster  
Hall

Argyle Hall

Deon  
T. Russell

Joseph

Howen

10/11/12

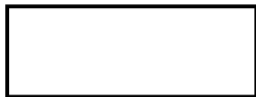


1973

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TRUMP PAYROLL AGENCY #2

263



W-2's 1973

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TRUMP PAYROLL AGENCY

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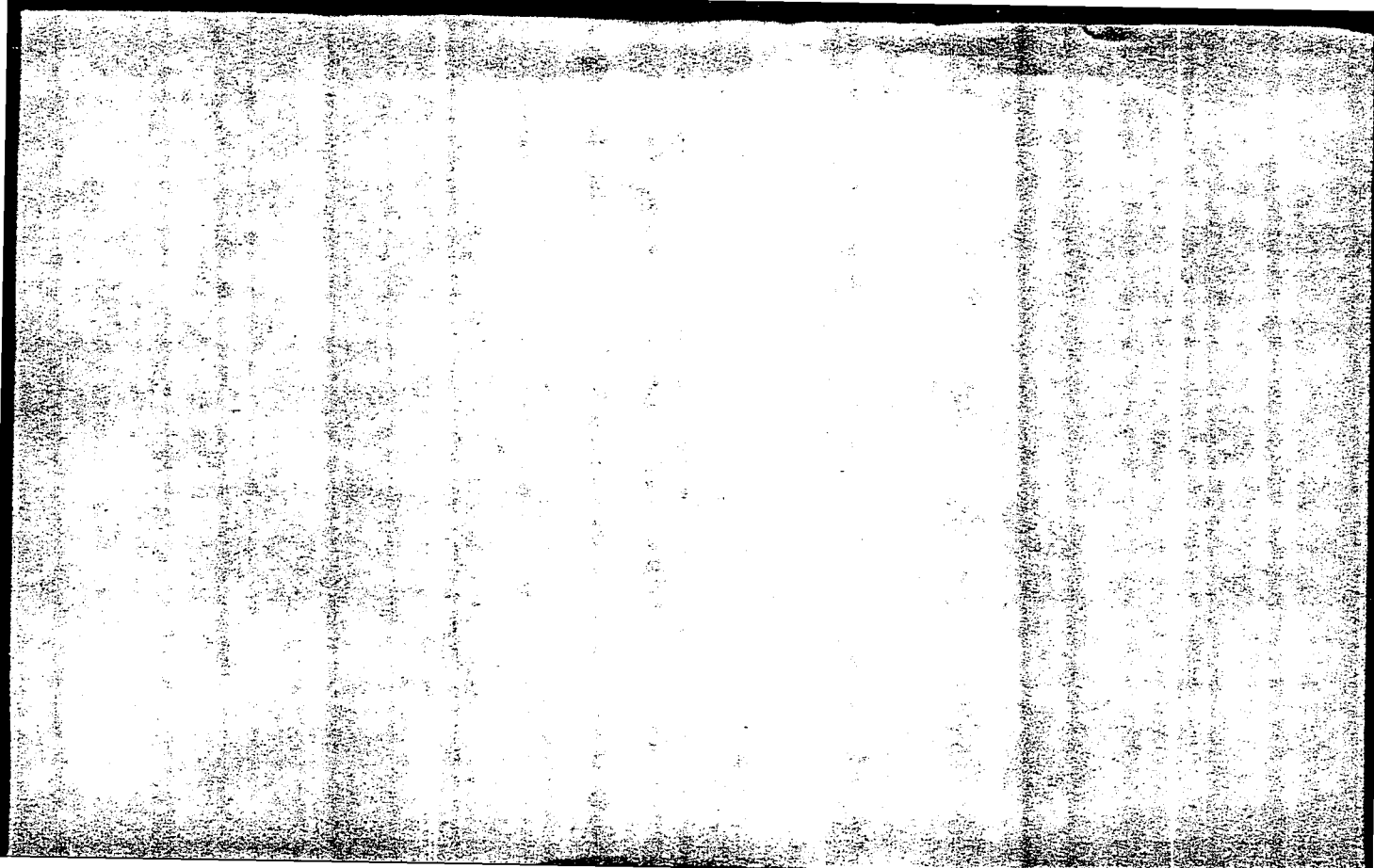
Our Copy



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Edgardo

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Highlands

Highlander  
~~Hendall~~

Leslie

Summary



*Sussex*

Velford

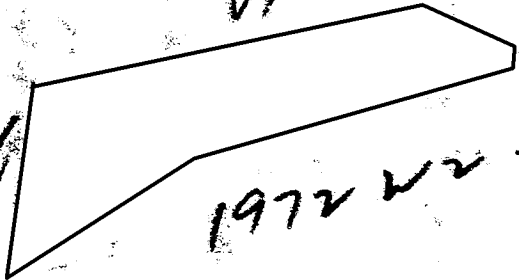
W. J. Shaw

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1972 W2 Form

Paul Brown

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