

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

Total Deleted Page(s) = 1918

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TRUMP  
RECORDS  
INSPECTION

6/21/74

Beach Haven  
Leases for  
P A N D  
A P P L I C A T I O N S  
O F  
P E R T I N E N T  
D A T E S

**Agreement of Lease** made the **13th** day of **March**, 19 **73**, between  
**BEACH HAVEN MET. CORP.** the Landlord, and  
[redacted] as Tenant.

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

**Occupancy** the Landlord, Apartment [redacted] on the [redacted] floor in premises No. **2682 West 2nd Street**

**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

**April 1st 1973** and terminating **March 31st 1975** unless sooner

**LEASE BOOK** terminated as hereinafter provided, at the annual rental of \$ **2220.00**, payable at the office of the

**RENT** Landlord or such place as it may designate, in equal monthly installments of \$ **185.00** each in

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

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

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

**CARD** 1. The Tenant shall pay the rent as above set forth in the manner herein provided. In the event such rent is paid by

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

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

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

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

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

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

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

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

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

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No. of Rooms

3 1/2

# Applicants Must Submit W-2 Forms

Date

3/12/73

Apt. No.

[Redacted]

Dep.

(Not Less than One Month's Rent)

Bldg. No.

Bal. Mos. Rent

## APPLICATION FOR APARTMENT

1 Mos. Security

SOCIAL SECURITY #

[Redacted]

1. Name

[Redacted]

Age

[Redacted]

2. Present Address

[Redacted]

Phone No.

[Redacted]

3. Business or Employer (firm name)

[Redacted]

Income

[Redacted]

Address

[Redacted]

Position

[Redacted]

Position Held Since

MAY JAN

Phone No.

4. Present Landlord

PARENTS

Address

[Redacted]

Present Rent:

OWN HOME

How long a tenant?

6 YRS

Reason for moving

GETTING MARRIED

5. Previous Landlord

Address

How long a tenant?

Reason for moving

6. References:

a) Name

[Redacted]

Address

[Redacted]

Any Relationship

FATHER IN LAW 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

NO

METROPOLITAN SAVING BANK

Branch

BELLYN

Address

RALPH AVE

Acct. in name of

[Redacted]

8. Do you own a car

YES

License No.

[Redacted]

Do you require a garage

NO

Yes or No

Yes or No

9. Intended occupants of apartment

### Adults

Name

[Redacted]

Relationship

SELF

Name

[Redacted]

Relationship

WIFE

Name:

Relationship

### Children

Name:

Relationship

Age

Sex

Name:

Relationship

Age

Sex

In case of emergency - notify

[Redacted]

Recommended By Friend

passing by -

Newspaper

Agent

[Redacted]

Applicant

[Redacted]

## DEPOSITS WILL NOT BE REFUNDED

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

Signed by

[Redacted]

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3/16/73  
OK for  
4/1/73

Has  
guarantee

ALLOWED



**Agreement of Lease** made the  
**BEACH HAVEN MANAGEMENT CORP.**

July 30th day of

19 72, between

the Landlord, and  
as Tenant.

[Redacted Box]

**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. 49 Nixon Court  
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 **Three** years, commencing  
**September 1st, 1972**, and terminating **August 31st, 1975** unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ **2640.00**, payable at the office of the  
landlord or such place as it may designate, in equal monthly installments of \$ **220.00** each in  
advance on the first day of each calendar month during the term hereof, the first of said installments to be  
paid on the signing of this lease. (unless this lease be a renewal).

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

Payment of Rent

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

Repairs and Alterations

LEASE BOOK   
GARAGE BOOK   
KARDEX   
PLATE   
CARD

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ **220.00 Plus 5.00 Key Dep.** 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

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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**DEPOSIT RECEIVED**

Applicants Must Submit W-2 Forms

No. of Rooms 4 1/2

Date July 30-1972

Apt. No.

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

Bldg. No.

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

APPLICATION FOR APARTMENT

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

SOCIAL SECURITY #

1. Name  Age

2. Present Address  Phone No.

3. Business or Employer (firm name)  Income:

Address  NEW YORK

Position  Position Held Since 1964 Phone No.

4. Present Landlord  Address  Present Rent: 113 28

How long a tenant? 7 YRS. Reason for moving NEED LARGER 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 NO

c) Name  Address  any Relationship NO

7. Bank FLATBUSH BRANCH N.Y. SAVINGS Branch FLAT BUSH AVE BRANCH

Address 170 FLATBUSH AVE Acct. in name of

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

Yes or No Yes or No

9. Intended occupants of apartment

Adults

Name:  Relationship HUSBAND

Name:  Relationship WIFE

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

Children

Name:  Relationship DAUGHTER Age  Sex FEMALE

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

In case of emergency - notify

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

Newspaper N.Y. TIMES

Agent  Applicant

DEPOSITS WILL NOT BE RE

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

6/1/72  
OK for  
9/1/72

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**Agreement of Lease** made the 16th day of December, 19 72, between  
BEACH HAVEN MGT. CORP. 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. 49 Nixon Court 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 January 1st, 19 73, and terminating December 31st, 19 74 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2220.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 185.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

Occupancy  
Term  
LEASE BOOK   
GARAGE BOOK   
KARDEX   
PLATE   
CARD

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 all liability arising from injury during said term to persons or property occasioned wholly or in part by any act, omission or negligence of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises in as good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.
3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed, darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.
4. The Landlord shall have the right to enter the apartment during reasonable hours to make such repairs, decorations, improvements, alterations or additions as the Landlord may consider necessary or desirable, without any abatement of rent, and to inspect or exhibit the apartment to prospective lessees or purchasers of the building. For a period of three (3) months prior to the end of the term, the Landlord shall have the right during reasonable hours, to exhibit the apartment to prospective tenants. In the event that the tenant shall have removed all or substantially all of the Tenant's property during the last month of the term, the Landlord may thereupon enter and redecorate the apartment without in any manner affecting the covenants and obligations herein contained. If the Tenant shall not be personally present to open and permit an entry into the apartment at any time, when for any reason an entry therein shall be in the judgment of the Landlord or the Landlord's agents, necessary or permissible hereunder the Landlord or the Landlord's agent may enter same by pass key or may forcibly enter the same without incurring any liability or responsibility whatsoever for such entry or for the care of the apartment or property of the tenant therein.
5. The Tenant has deposited with Landlord the sum of \$ 185.00 Plus 5.00 Key Dep. 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
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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No. of Rooms 3 1/2

# Applicants Must Submit W-2 Forms

Date 12/12/72

Appt. No.

Dep. \$20 -  
(Not Less than One Month's Rent)

Bal. Mos. Rent 185

1 Mos. Security 185

## APPLICATION FOR APARTMENT

SOCIAL SECURITY #

Age 37 1/2 Bal. 355

1. Name

2. Present Address  Bklyn. Phone No.

3. Business or Employer (firm name)  Income:

Address  Bklyn.

Position  Position Held Since 9/66 Phone No.

4. Present Landlord  Address  Present Rent: \$124.75

How long a tenant? 5 yrs. Reason for moving need larger apt.

5. Previous Landlord (parents) Address  Bklyn.

How long a tenant? appr. 10 yrs. Reason for moving ALLOWED

6. References:

a) Name  Address  Any Relationship No  
Yes or No

b) Name  Address  Any Relationship mother  
Yes or No

c) Name  Address  Any Relationship No  
Yes or No

7. Bank Metropolitan Savings Branch Bay Ridge

Address 100 Ave and 92 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

12/15/72 Name  Relationship self

Name: Relationship:

OK for Name: Relationship:

Children

1/1/73 Name: Relationship: Age: Sex:

Name: Relationship: Age: Sex:

In case of emergency - notify  (work)

Recommended By Friend

Newspaper

Agent  Applicant

### DEPOSITS WILL NOT BE REFUNDED

Signed by

of the landlord or of the landlord's agent is permitted  
ny fee or commission for the renting or reservation of  
Applicant represents that he has made no such payment  
in with this application.

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Agreement of Lease made the 1st day of December, 1972, between the Landlord, and as Tenant.

BEACH HAVEN MGT. CORP.

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. 29-Murdock Court 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 1 1972, and terminating November 30 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$2100.00, 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 a good order and condition as they were at the beginning of the term, reasonable wear by the elements excepted; and shall not make any alterations, additions or improvements in said premises without the written consent of the Landlord, and all alterations, additions or improvements which may be made by either of the parties hereto upon the premises shall be the property of the said Landlord, and shall remain upon and be surrendered with the premises, as a part thereof, at the termination of this lease, without disturbance, molestation or injury. That any and all shelves, plumbing and electrical fixtures, or any other improvements that the Tenant may place or cause to be placed in the said apartment shall immediately become the property of the Landlord.

Liability and Property Damage

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

Entry to Apartment

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

Security

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

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

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

# Applicants Must Submit W-2 Forms

Date 12/1/72  
Dep. 15.00 cash *350.00*  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 360.00  
1 Mos. Security \_\_\_\_\_

## APPLICATION FOR APARTMENT

SOCIAL SECURITY #

1. Name  Age

2. Present Address  Brykln No

3. Business or Employer (firm name)  Income:   
Address   
Position  Position Held Since Nov 16, 1972 Phone No

4. Present Landlord NONE Address act for Mr B W L M G N Present Rent   
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

5. Previous Landlord  Address  New York  
How long a tenant? 10 months Reason for moving End of school term

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 or No

7. Bank None as yet Branch will open account next week  
Address  Acct. in name of \_\_\_\_\_

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

9. Intended occupants of apartment

**NO DOGS**  
**ALLOWED**

*11/20/72  
OK for  
12/1/72  
01*

**Adults**

Name:  Relationship Self

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

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

**Children**

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

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

In case of emergency - notify

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

Agent  Applicant

**DEPOSITS WILL NOT BE REFUNDED**

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

Signed by

June 10 - 1970

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[Redacted]

BKlyn

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b7C

[Redacted]

April - 1967

Porter

S.S.

[Redacted]

[Redacted]

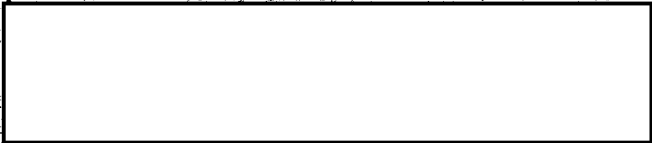
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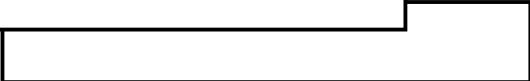
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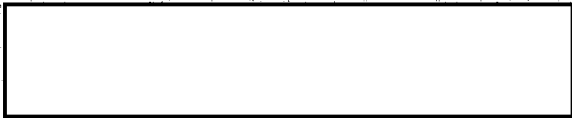
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*Boklyn*

END of  
Shorehaven  
W4'S

Beginning  
Fountainbleau  
Apts  
W4'S



Flatbush

Patero

W 4<sup>th</sup> S

[Redacted]

[Redacted]

Bklyh

M-5

SS #

[Redacted]

Rate:

[Redacted]

-

[Redacted]

in 4 weeks

[Redacted]

-

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FLAT BUS A

PATIO 1 & 2

TENANT

LEASE and  
Application files

Patrol 1 -

590 Flat Bush

"A" Line

Leases

only -

NO Applications



84 39  
6

**Agreement of Lease** made the 21st day of March, 1969, 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  
**Occupancy** the Landlord, Apartment [ ] on the [ ] 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  
June 1st 1969 and terminating May 31st 1971 unless sooner  
**Rent** terminated as hereinafter provided, at the annual rental of \$ 1,860.00, payable at the office of the  
landlord or such place as it may designate, in equal monthly installments of \$ 155.00 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 FIFTY-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
- 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-
- 9/23/69 - 1/10/07  
Security Refused  
\$ 6.50

*E. Band.*

**Agreement of Lease** made the 27th day of January, 1969, between  
**FLATBUSH PATIO I, INC.** 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. 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 1969**, and terminating **March 31st 1971** 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)*

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 FIFTY 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**

*9/25/69 - 1006  
Security Refund  
\$ 12.50*

**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-

b6  
b7c

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G  
Agreement of Lease made the 20th day of September, 1968, between  
FLATBUSH PATIOI, INC. as Agent for the Landlord, and

[ ] as Tenant, b6

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from b7C

Occupancy

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

Term

by the Tenant and his own family and not otherwise, for the term of 30 Months years, commencing  
January 1st 1969, and terminating June 30th 1971, unless sooner

Rent

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.

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  
injury during 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  
window 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 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 ONE HUNDRED FIFTY 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 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  
Change

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-

Security Refused  
9/15/69 # 1005  
\$ 12.00



Agreement of Lease made the 17th day of December, 1971, 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 January 1st 1972, and terminating December 31st 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 1,871.28, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 155.94 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 \$ 155.94 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 20th day of September, 1968, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[Redacted] as Tenant, <sup>b6</sup>  
<sub>b7C</sub>

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. **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 **30 Months** years, commencing **January 1st 19 69**, and terminating **June 30th 1971**, 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.

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

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 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 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 **ONE HUNDRED FIFTY 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 or 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

Assignment

Fire Clause

Fire Damage

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

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

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

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

*Security Refund  
9/25/69 - \$1004  
\$15.45*



Agreement of Lease made the 17th day of December, 1971, between  
FLATBUSH PATIO I, INC. 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. 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 January 1st 1972, and terminating December 31st 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 1,824.48, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 152.04 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 \$ 152.04 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

+ Applicants

No ~~no~~ income

verification

RENT STARTS JULY 1.

No. of Rooms 2 1/2 Flatbush Patio No. 1 and 2, Inc. Date 6/1/71  
Apt. No. [ ] 580-590 FLATBUSH AVENUE Dep. \$ 20.00  
Bldg. No. [ ] Brooklyn, N.Y. 11214 Bal. Mos. Rent 159.25

APPLICATION FOR APARTMENT

1 Mos. Security 179.25 b6 b7C

1. Name [ ] (wife to be) [ ] Age [ ]

2. Present Address [ ] Phone No [ ]

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

Position [ ] Position Held Since 6/70 Phone No [ ]

4. Present Landlord Live AT Home 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  
Yes or No  
b) Name [ ] Address WEDGEMAN Any Relationship Yes  
Yes or No  
c) Name [ ] Address [ ] Bklyn Any Relationship No  
Yes or No

7. Bank East Flatbush Savings Branch Flatbush & Nostrand  
Address Flatbush & Nostrand Acct. in name of [ ]

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

9. Intended occupants of apartment:  
Name: [ ] Relationship Husband  
Name: [ ] Relationship Wife  
Name: [ ] Relationship [ ]

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

In case of emergency - notify [ ]

Recommended By Friend [ ]

Agent [ ] Name [ ]  
Applicant [ ]

NO DOGS ALLOWED

Signed by [ ]

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

B.S.  
W1  
C

**Agreement of Lease** made the 2nd day of June, 1971, between

**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[Redacted]

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 [Redacted] on the [Redacted] floor in premises No. 590 Flatbush Avenue Borough of B<sup>k</sup>lyn 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 1971 and terminating June 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,151.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 179.25 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 One Hundred Seventy-Nine Dollars and twenty five cents 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 SEPT. 15. 73

No. of Rooms Studio Applicants Must Submit W-2 Forms

Apt. No. [ ]  
Bldg. No. J 90

Date \_\_\_\_\_  
Dep. 10 - Cash  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 195.-

APPLICATION FOR APARTMENT

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

b6  
b7C

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

3. Business or Employer (firm name) \_\_\_\_\_  
Address \_\_\_\_\_

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

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: \_\_\_\_\_  
How long a tenant? 1/2 YRS Reason for moving WANT NEW APT.

5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_  
How long a tenant? 6 YRS. Reason for moving MOVED TO NEW AREA

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

b6  
b7C

7. Bank Chase Manhattan Branch Court St. Bklyn. N.Y.  
Address COURT ST., BKLYN, N.Y. Acct. in name of \_\_\_\_\_

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

9. Intended occupants of apartment:  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_

Children

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

b6  
b7C

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 \_\_\_\_\_

1718

**Agreement of Lease** made the 12th day of September, 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 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  
October 1st 1973, and terminating September 30th 1975 unless sooner

Rent

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 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 \$ 195.00----- 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-

RENT STARTS 9.1.73

Applicants Must Submit W-2 Forms

No. of Rooms Studio  
Apt. No. [Redacted]  
Bldg. No. 790

Date \_\_\_\_\_  
Dep. 50 - Cash  
(Not Less than 0 Month's Rent)  
Bal. Mos. Rent 300.340.  
1 Mos. Security 195.-

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]  
1. Name [Redacted] S.S. No. [Redacted] Age [Redacted]  
2. Present Address [Redacted] B'KLYN Phone No. [Redacted]  
3. Business or Employer (firm name) [Redacted] Income [Redacted]  
Address N.Y.C. 10004  
Position [Redacted] Position Held Since 5-67 Phone No. [Redacted]

4. Present Landlord [Redacted] ss [Redacted] ent Rent: B'KLYN \$206.00  
How long a tenant? 2 yrs Reason for moving Divorced  
5. Previous Landlord [Redacted] Address [Redacted] B'KLYN  
How long a tenant? 3 yrs Reason for moving TO THE TOWERS

6. References:  
a) Name [Redacted] Address STATEN ISLAND Any Relationship NO  
Yes or No  
b) Name [Redacted] Address B'KLYN Any Relationship NO  
Yes or No  
c) Name [Redacted] Address B'KLYN Any Relationship NO  
Yes or No

7. Bank NO NDB Branch # 34  
Address B'Way, N.Y.C. 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** only me  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_

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

In case of emergency - notify [Redacted] B'KLYN, 495-1177

Recommended By Friend A friend

Agent [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUND

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

Signed by [Redacted]



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11703  
**Agreement of Lease** made the 1st day of September, 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 September 1st 19 73 and terminating August 31st 19 75 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 \$ 195.00----- 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 STAMPS DEC. 1-73

Applicants Must Submit W-2 Forms

No. of Rooms 5 TR  
Apt. No. [Redacted]  
Bldg. No. 590

Date 11/12/73  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 210.-

APPLICATION FOR APARTMENT

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 1965 Phone No. [Redacted]
4. Present Landlord [Redacted] Address [Redacted] Present Rent: 70  
How long a tenant? 23 years Reason for moving Better Conditions
5. Previous Landlord [Redacted] Address [Redacted]  
How long a tenant? [Redacted] Reason for moving [Redacted]
6. References:  
a) Name [Redacted] Address [Redacted] Relationship Friend  
Yes or No [Redacted]  
b) Name [Redacted] Address [Redacted] Relationship Sister  
Yes or No [Redacted]  
c) Name [Redacted] Address [Redacted] Relationship [Redacted]  
Yes or No [Redacted]
7. Bank NO First Nat'l Bank Branch [Redacted]  
Address 493 Madison Ave Acct. in name of [Redacted]
8. Do you own a car yes License No. [Redacted] Do you require a garage no  
Yes or No Yes or No

APPROVED

9. Intended occupants of apartment:
- Adults**
- Name: my self Relationship \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_

- Children**
- Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

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

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

Agent [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

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

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

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**Agreement of Lease** made the 21st day of November, 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  
December 1st 1973, and terminating November 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 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-

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Rent starts Feb. 15, 74

Applicants Must Submit W-2 Forms

No. of Rooms 1  
Apt. No. [Redacted]  
Bldg. No. 790

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 215  
1 Mos. Security 215  
P.I.F. 930

APPLICATION FOR APARTMENT

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- SOCIAL SECURITY # \_\_\_\_\_
- Name: \_\_\_\_\_ S.S. No. \_\_\_\_\_ Age \_\_\_\_\_
  - Present Address: \_\_\_\_\_ Phone No. \_\_\_\_\_
  - Business or Employer (firm name): \_\_\_\_\_ Income: \_\_\_\_\_  
Address: \_\_\_\_\_ Brooklyn N.Y.  
Position: \_\_\_\_\_ Position Held Since: 7 yrs Phone No. \_\_\_\_\_
  - Present Landlord: Live with Parents Address: \_\_\_\_\_ Present Rent: 215 Monthly  
How long a tenant? \_\_\_\_\_ Reason for moving: \_\_\_\_\_
  - Previous Landlord: \_\_\_\_\_ Address: \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving: \_\_\_\_\_
  - References:
    - Name: \_\_\_\_\_ Address: \_\_\_\_\_ Any Relationship: Mother  
Yes  No
    - Name: \_\_\_\_\_ Address: Brooklyn N.Y. Any Relationship: None  
Yes  No
    - Name: \_\_\_\_\_ Address: Brooklyn N.Y. Any Relationship: Sister  
Yes  No
  - Bank: FIRST NAT City Branch: BART  
Address: 7th St & 1st Ave Bklyn N.Y. Acct. in name of: \_\_\_\_\_
  - Do you own a car: NO License No. \_\_\_\_\_ Do you require a garage: \_\_\_\_\_  
Yes or No Yes or No

APPROVED

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9. Intended occupants of apartment:
- Adults**
- Name: Myself Only Relationship: \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

- Children**
- Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

In case of emergency - notify \_\_\_\_\_  
BKLYN N.Y.

Recommended By Friend: \_\_\_\_\_  
Agent: \_\_\_\_\_ Applicant: \_\_\_\_\_

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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 \_\_\_\_\_



3  
1-13-74  
**Agreement of Lease** made the 6th day of February, 1974, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[ ] as Tenant.

Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. 590 Flatbush 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 March 1st 1974 and terminating February 29th 1976 unless sooner

Rent

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 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 \$ 215.00 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 JAN 1. 74

Applicants Must Submit W-2 Forms

No. of Rooms ~~2~~ <sup>5</sup>

Apt. No. [Redacted]

Bldg. No. ~~590~~

Date 12/10/73

Dep. 2.15

(Not Less than One Month's Rent)

Bal. Mos. Rent

1 Mos. Security 2.15

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 1968

Phone No. [Redacted]

4. Present Landlord [Redacted]

Address [Redacted]

Present Rent: 225

How long a tenant? 10 yrs

Reason for moving Need more space

5. Previous Landlord [Redacted]

Address [Redacted]

How long a tenant? since 1941

Reason for moving Higher priced

6. References:

a) Name [Redacted]

Address [Redacted]

Any Relationship Friend

Yes or No

b) Name [Redacted]

Address [Redacted]

Any Relationship Family

Yes or No

c) Name [Redacted]

Address [Redacted]

Any Relationship

Yes or No

7. Bank First National City

Branch Prospect #62

Address Waltham Ave & Prospect St

Acct. in name of [Redacted]

8. Do you own a car

Yes or No

License No. [Redacted]

Do you require a garage

Yes or No

9. Intended occupants of apartment: 1

Adults

Name: Self

Relationship

Name:

Relationship

Name:

Relationship

Children

Name: none

Relationship

Age

Sex

Name:

Relationship

Age

Sex

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]

Agent [Redacted]

Applicant [Redacted]

DEPOSITS WILL NOT BE REFUND

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

Signed by [Redacted]

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#193)

**Agreement of Lease** made the 19th day of December, 1973, 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 Two years, commencing January 1st 1974, and terminating December 31st 1975 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:

Occupancy

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 \$ 215.00 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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Patu 1 -

"B" Line



Leases

only -

no Applications

Agreement of Lease made the 25th day of September, 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

Occupancy

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

Term

by the Tenant and his own family and not otherwise, for the term of Three years, commencing  
December 1st 1967, and terminating November 30th 1970, unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 2,145.00, payable at the office of the  
landlord or such place as it may designate, in equal monthly installments of \$ 179.00 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.

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 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 ONE HUNDRED SEVENTY-NINE 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 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-

866  
**Agreement of Lease** made the 25th day of July, 1969, 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 **October 1st 1969**, and terminating **September 30th 1972** unless sooner terminated as hereinafter provided, at the annual rental of \$ **2,484.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **207.00** 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 \$ **TWO HUNDRED AND SEVEN 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

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-



47

**Agreement of Lease** made the 9th day of October, 19 73, between  
**BEACH HAVEN MGT. CORP.** (Gaurantor) 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. **49 Murdock Court** Borough of **Bklyn** City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **October 1st,** 19 **73**, and terminating **September 30th,** 19 **75** unless sooner terminated as hereinafter provided, at the annual rental of **\$See Clause 4** payable at the office of the landlord or such place as it may designate, in equal monthly installments of **\$ See Clause 4** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

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

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

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against 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 local hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed, darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain thereby and Tenant shall not be entitled to any compensation or abatement of rent or release from any of the obligations of Tenant hereunder because of such closing or darkening. That Landlord shall not be liable for the presence of bugs, worms or insects, if any, in the premises, nor shall their presence in any way affect this lease; that Landlord shall not be liable for any latent defect in the building, nor responsible for any package or article left with or entrusted to any employee of the Landlord or stolen by or from such employee; that the Landlord shall further not be liable by reason of the failure of any of the equipment, including gas ranges and refrigerators, to properly operate and the failure to repair said equipment shall not render the Landlord liable for any damage, compensation or abatement of rent by reason thereof. That the Landlord reserves the right to discontinue the doorman or any other service rendered to the Tenant at any time, without notice to the Tenant, and the failure to furnish such services or the failure of the Landlord to furnish or obtain any labor, material, heating fuel, or to make any repairs, alterations or decorating, shall in no way affect this lease or the obligations of the Tenant to pay rent in accordance with this lease because of the discontinuance of any service.

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

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

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

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

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

Occupancy

Term

Rent

Payment of Rent

Repairs and Alterations

Liability and Property Damage

Entry to Apartment

Security

Signs

Assignment

Fire Clause

Fire Damage

b6  
b7c

**Applicants Must Submit W-2 Forms**

No. of Rooms 3 1/2

Date 10/1/73

Apt. No. [Redacted]

*Lease from 10/15/73 to 9/30/74 } \$195.  
10/1/74 } \$200.  
9/30/75 }*

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

Bldg. No. [Redacted]

Bal. Mos. Rent

**APPLICATION FOR APARTMENT**

1 Mos. Security

SOCIAL SECURITY # [Redacted]

1. Name [Redacted]

CO-SIGNER - (BROTHER) [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? 8 1/2 yrs!

Reason for moving LEASE IS EXPIRING

5. Previous Landlord DWNTD MY OWN HOME

Address [Redacted]

How long a tenant? [Redacted]

Reason for moving [Redacted]

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 NO

Address Bank Branch Pennsylvania New York Ave

Acct. in name of [Redacted]

8. Do you own a car? Yes

License No. [Redacted]

Do you require a garage? No

Yes or No

Yes or No

9. Intended occupants of apartment

Name: [Redacted]

Relationship SELF

Name: [Redacted]

Relationship [Redacted]

Name: [Redacted]

Relationship [Redacted]

Children

Name: Garrett

Relationship [Redacted]

Age Sex [Redacted]

Name: [Redacted]

Relationship [Redacted]

Age Sex [Redacted]

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]

Agent [Redacted]

Applicant [Redacted]

**DEPOSITS WILL NOT BE REFUNDED**

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

Signed by [Redacted]

b6  
b7C

b6  
b7C

b6  
b7C

**Applicants Must Submit W-2 Forms**

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

*Lease from 10/15/73 } \$ 195.  
4/30/74 }  
10/1/74 } \$ 200.  
9/30/75 }*

Date 10/7/73  
Dep. [Redacted]  
(Not Less than One Month's Rent)  
Bal. Mos. Rent [Redacted]  
1 Mos. Security [Redacted]

**APPLICATION FOR APARTMENT**

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] (CO-SIGNER) Age [Redacted]  
2. Present Address [Redacted] Phone No. [Redacted]  
3. Business or Employer (firm name) [Redacted] Income [Redacted]  
Address [Redacted] NYC, NY.  
Position [Redacted] Position Held Since March 1972 Phone No. [Redacted]  
4. Present Landlord [Redacted] Address [Redacted] Present Rent: [Redacted]

How long a tenant? 13 YEARS 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 [Redacted] Yes or No [Redacted]  
b) Name [Redacted] Address [Redacted] Any Relationship [Redacted] Yes or No [Redacted]  
c) Name [Redacted] Address [Redacted] Any Relationship [Redacted] Yes or No [Redacted]

7. Bank ONE SAVINGS BANK Branch 19th Ave Brooklyn  
Address 19th Ave & 86 St Acct. in name of [Redacted]

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

9. Intended occupants of apartment  
**Adults**  
Name [Redacted] Relationship Sister  
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]  
Name [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]

*10/10/73  
OK for  
10/10/73  
CJ*

b6  
b7C

b6  
b7C

b6  
b7C

**Agreement of Lease** made the 14th day of March, 1972, between  
BEACH 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. 49 Murdock Court 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 \$2220.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$185.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease (unless this lease be a renewal).

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

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

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

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises become closed or darkened for any reason whatever, Landlord shall not be liable for any damage that Tenant may sustain 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 Dep. For Keys 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; if 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

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

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

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

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

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

b6  
b7c



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

Date March 14-1977  
Dep. [Redacted]  
(Not Less than One Month's Rent)  
Bal. Mos. Rent [Redacted]  
1 Mos. Security [Redacted]

**APPLICATION FOR APARTMENT**

SOCIAL SECURITY # [Redacted]  
1. Name [Redacted] Age [Redacted]  
2. Present Address [Redacted] N.Y. Phone No [Redacted]  
3. Business or Employer (firm name) [Redacted] Income: [Redacted]  
Address [Redacted] NEW YORK, N.Y. wife  
Position [Redacted] Position Held Since MAY 1971 Phone No [Redacted]  
4. Present Landlord LIVING WITH PARENTS Address ABOVE Present Rent: [Redacted]  
How long a tenant? [Redacted] Reason for moving GETTING MARRIED IN JUNE  
5. Previous Landlord [Redacted] Address [Redacted]  
How long a tenant? WIFE EMPLOYED Reason for moving [Redacted]  
6. References: [Redacted]  
a) Name [Redacted] Address ADDRESS ABOVE Any Relationship NO  
Yes or No  
b) Name [Redacted] Address [Redacted] Any Relationship [Redacted]  
Yes or No  
c) Name [Redacted] Address [Redacted] Any Relationship [Redacted]  
Yes or No  
7. Bank DECK SAVING BANK Branch ROCKVILLE CENTRE  
Address MERRICK ROAD 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: FATHER AS SEEN Relationship [Redacted] Age [Redacted] Sex [Redacted]  
Name: [Redacted] Relationship [Redacted] Age [Redacted] Sex [Redacted]

In case of emergency - notify [Redacted] (FATHER) [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]

3/14/77  
OK for  
4/11/77

**NO DOGS ALLOWED**

b6  
b7C

b6  
b7C

b6  
b7C



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

Date March 14/72  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security \_\_\_\_\_

### APPLICATION FOR APARTMENT

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b7C

- SOCIAL SECURITY #
- Name  Age
  - Present Address  Phone No.
  - Business or Employer (firm name)  Home:   
Address  N.Y.  
Position  Position Held Since 1962 Phone No. SAME
  - Present Landlord Address \_\_\_\_\_ Present Rent: \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_
  - Previous Landlord Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_
  - References:  
a) Name  Address  Relationship NO  
Yes or No  
b) Name  Address  Any Relationship \_\_\_\_\_  
Yes or No  
c) Name  Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No
  - Bank SECURITY NATIONAL Branch DCEANSLIDE - TERRACE OFFICE  
Address \_\_\_\_\_ Acct. in name of
  - Do you own a car YES License No. \_\_\_\_\_ Do you require a garage \_\_\_\_\_  
Yes or No Yes or No

b6  
b7C

**NO DOGS ALLOWED**

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 \_\_\_\_\_

b6  
b7C

Agent  Applicant  Name

**DEPOSITS WILL NOT BE REFUNDED**

FATHER OF

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

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

Agreement of Lease made the 6th day of December, 1972, between 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. 2681 West 2nd St. 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 January 1st, 1973 and terminating December 31st, 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2160.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$180.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (unless this lease be a renewal).

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of \$ 180.00 Plus 5.00 Key Dep. 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

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

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

# Applicants Must Submit W-2 Forms

Date Dec 6/72  
Dep. (Not Less than One Month's Rent)  
Bal. Mos. Rent 180

## APPLICATION FOR APARTMENT

1 Mos. Security

SOCIAL SECURITY #

1. Name  Age

2. Present Address  B'KLYN, N.Y. 11216 Phone No.

3. Business or Employer (firm name)  Income   
Address   
Position  Position Held Since Oct 71 Phone No.

4. Present Landlord  Address  Present Rent:   
How long a tenant? 2 YRS Reason for moving LARGER PL. DESIRED

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

6. References:  
a) Name  Address  Any Relationship NO  
b) Name  Address  Relationship NO  
c) Name  Address  Any Relationship NO YES

7. Bank MANUFACTURER'S Branch   
Address 28 + PARK AVE 50 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

12/6/72  
OK for  
1/1/73  
gm

Name:  Relationship SELF

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.

RENT ORDER

DATE: 12/13/72

APT. [ ] ROOMS 3 1/2 BLDG. 268 West 2nd St

APPROVED RENTAL: \$ 180.-

OLD TENANT VACATING: 12/31/72

AVAILABLE FOR: 1/1/73

PREVIOUS RENTAL \$ 138.88

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

ADDRESS APT. # \$

ADDRESS APT. # \$

ADDRESS APT. # \$

Average Rent Comp. Apts. (\$ )

ADD: 5% (Taxes & Operating Costs)

TOTAL BASE RENT [ ]

APT. MARKET VALUE [ ]

Garage/Services to be added:

Garage: .
Equipment: .
Pool/Other: .

TOTAL APPROVED RENTAL: [ ]

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

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

Remarks: [ ]

APPROVED BY: [ ]

DATE RENTED: [ ]



FLATBUS A  
PATIO 1 & 2.

TENANT

LEASE and  
Application files

Leases

+ Applications

no ~~income~~ income

verification

Sept or Oct RENT STARTS 9.1.73

No. of Rooms 3 1/2 Applicants Must Submit W-2 Forms

Apt. No. [Redacted]  
Bldg. No. 790

*Handwritten:* via [Redacted] AFTER SCHOOL BEGINS

Date \_\_\_\_\_  
Dep. 270 CASH  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted] 1 Mos. Security 250.-

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 9/70 Phone No. \_\_\_\_\_

4. Present Landlord COUSIN Address \_\_\_\_\_ Present Rent: \_\_\_\_\_  
How long a tenant? 6 MOS. Reason for moving \_\_\_\_\_  
5. Previous Landlord LIVED WITH PARENTS Address \_\_\_\_\_  
How long a tenant? 6 YRS. Reason for moving WIED

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 FIRST NATIONAL CITY Branch FLATBUSIA  
Address FLATBUSIA & CHURCH AVES. Acct. in name of [Redacted]

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

9. Intended occupants of apartment:  
**Adults**  
Name [Redacted] Relationship (MYSELF)  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_  
**Children**  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify [Redacted]

Recommended By Friend \_\_\_\_\_  
Agent [Redacted] Name \_\_\_\_\_ Applicant \_\_\_\_\_

DEPOSITS WILL NOT BE RE

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

Signature [Redacted]

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Agreement of Lease made the 27th day of August, 1973, 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 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 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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Agreement of Lease made the 8th day of November, 1971 between  
FLATBUSH PATIO I, INC. 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. 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 November 1st 1971 and terminating October 31st 1973 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; 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 \$ 185.15 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 Dec-1976

No. of Rooms Studio Flatbush Patio No. 1 and 2, Inc. Date \_\_\_\_\_  
Apt. No. \_\_\_\_\_ 580-590 FLATBUSH AVENUE Dep. \_\_\_\_\_  
Bl'dg. No. 590 Brooklyn, N.Y. 11214 Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

1 Mos. Security 179.25

- 1. Name \_\_\_\_\_ Age \_\_\_\_\_
- 2. Present Address \_\_\_\_\_ Phone No. \_\_\_\_\_
- 3. Business or Employer (firm name) \_\_\_\_\_ Income: \_\_\_\_\_  
Address \_\_\_\_\_ NYC  
Position \_\_\_\_\_ Position Held Since 1968 Phone No. \_\_\_\_\_
- 4. Present Landlord PARAFS 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 \_\_\_\_\_ BKLYN Any Relationship NO  
Yes or No
  - c) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No
- 7. Bank CHEMICAL BANK Branch FLATBUSH AVE + LINDEN BLVD  
Address \_\_\_\_\_ Acct. in name of \_\_\_\_\_
- 8. Do you own a car YES License No. \_\_\_\_\_  
Yes or No
- 9. Intended occupants of apartment:

Adults

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

Children

Name: NONE Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_  
 Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

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

Recommended By Friend INQUIRY

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

NO DOGS ALLOWE

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

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

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1089  
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**Agreement of Lease** made the 11th day of November, 1967, between

FLATBUSH PATIO I, INC. 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. 590 Flatbush Avenue Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Three years, commencing January 1st 1971, and terminating December 31st 1973 unless sooner terminated as hereinafter provided, at the annual rental of \$2,151.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 179.25 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 SEVENTY NINE DOLLARS AND TWENTY FIVE CENTS 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 1.15.74

### Applicants Must Submit W-2 Forms

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

Date January 8, 1974  
Dep. [ ]  
(Not Less than One Month's Rent)  
Bal. Mos. Rent [ ]  
1 Mos. Security 250.-

### APPLICATION FOR APARTMENT

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- SOCIAL SECURITY # [ ]
- Name [ ] S.S. No. [ ] Age [ ]
  - Present Address [ ] BROOKLYN, N.Y. 11203 Phone No. [ ]
  - Business or Employer (firm name) [ ] Income [ ]  
Address [ ] BROOKLYN, N.Y.  
Position [ ] Position Held Since 9/73 Phone No. [ ]
  - Present Landlord [ ] Address [ ] Present Rent: [ ]  
How long a tenant? [ ] Reason for moving [ ]
  - Previous Landlord [ ] Address [ ]  
How long a tenant? [ ] Reason for moving [ ]
  - References:
    - Name [ ] Address [ ] Any Relationship FRIEND  
BROOKLYN, N.Y. Yes or No [ ]
    - Name [ ] Address [ ] Any Relationship FRIEND  
[ ] Yes or No [ ]
    - Name [ ] Address [ ] Any Relationship FRIEND  
[ ] Yes or No [ ]
  - Bank FIRST NATIONAL CITY Branch FLATBUSH AND CHURCH  
Address FLATBUSH AVE. Acct. in name of [ ]
  - Do you own a car No License No. [ ] Do you require a garage [ ]  
Yes or No Yes or No
  - Intended occupants of apartment:

**ALLOWED**

**NO DOGS**

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**Adults**

ONE Name [ ] Relationship [ ]  
Name: [ ] Relationship [ ]  
Name: [ ] Relationship [ ]

**Children**

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

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In case of emergency - notify [ ] [ ] (EVENING)  
(DAY)

Recommended By Friend [ ] [ ]

Agent [ ] Applicant [ ]

### DEPOSITS WILL NOT BE REFUNDED

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

Signed by [ ]



1969

**Agreement of Lease** made the 11th day of January, 1967 between  
**FLATBUSH PATIO I, INC.** 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. 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

February 1st 1974, and terminating January 31st 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-

RENT STARTS FEB. 1972

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

2064 CROPSEY AVENUE  
BROOKLYN 14, N. Y.

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

APPLICATION FOR APARTMENT

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

2. Present Address [ ] Phone No. [ ]

3. Business or Employer (firm name) [ ] Income: [ ]  
Address [ ] BKLYN N.Y.  
Position [ ] Position Held Since 1969 Phone No. \_\_\_\_\_

4. Present Landlord [ ] Address [ ] Present Rent: 100  
How long a tenant? 4 YRS. Reason for moving WANT BETTER QUARTERS

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

6. References:  
a) Name [ ] Address [ ] N.Y.C. 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 IRVING TR. CO. Branch \_\_\_\_\_  
Address 31 ST. + 5TH AVE Acct. in name of [ ]

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

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9. Intended occupants of apartment:

Adults  
Name: [ ] Relationship WIFE

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

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

Children  
Name: NO Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

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

In case of emergency - notify [ ] [ ]

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

Agent [ ] Applicant [ ]

NO DOGS ALLOWED

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

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

DECONTROLLED

**Agreement of Lease** made the 11th day of January, 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 Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing February 1st 1972 and terminating January 31st 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 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 7.1.73

Applicants Must Submit W-2 Forms

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

Date June 13/73  
Dep. 220.6402  
(Not Less than One Month's Rent)  
Bal. Mos. Rent Net. 200.-

APPLICATION FOR APARTMENT

1 Mos. Security 250.-

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] Bronx, N.Y.

Position [Redacted] Position Held Since 1971 Phone No. [Redacted]

4. Present Landlord [Redacted] Address [Redacted] Present Rent: 195.-

How long a tenant? 2 years Reason for moving Nicer neighbors

5. Previous Landlord [Redacted] Address [Redacted]

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

6. References: [Redacted]

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 Emigrant Bank Branch No 3

Address 315 St, Manhattan Acct. in name of [Redacted]

8. Do you own a car No License No. [Redacted] Do you require a garage [Redacted] 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 Son Age [Redacted] Sex M.

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

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]

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

DEPOSITS WILL NOT BE REFUNDED

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

Signed by [Redacted]

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**Agreement of Lease** made the 4th day of July, 1973, 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  
July 1st 1973 and terminating June 30th 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.

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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

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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 AUG 1. 73

### Applicants Must Submit W-2 Forms

No. of Rooms 5 1/2  
Apt. No. [Redacted]  
Bldg. No. 590

Date \_\_\_\_\_  
Dep. 250  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 250

### APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] S.S. No. [Redacted] Age 27  
2. Present Address [Redacted] Phone No. [Redacted]  
3. Business or Employer (firm name) [Redacted] Income [Redacted]  
Address [Redacted] BKLYN (WIFE)  
Position [Redacted] Position Held Since July 1968 Phone No. [Redacted]

4. Present Landlord Parents own the house Address [Redacted] Present Rent: \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_  
5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

6. References:  
a) Name [Redacted] Address [Redacted] Any Relationship Yes  
b) Name [Redacted] Address [Redacted] Any Relationship Yes  
c) Name [Redacted] Address [Redacted] Any Relationship Yes

7. Bank CHASE MANHATTAN Branch 75  
Address 233 Street Bronx 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:  
**Adults**  
Name: [Redacted] Relationship MYSELF  
Name: [Redacted] Relationship MAIDEN WIFE  
Name: [Redacted] Relationship \_\_\_\_\_

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

In case of emergency - notify [Redacted]

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

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]

**ALLOWED**

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**Agreement of Lease** made the 1st day of August, 1973, between  
**FLATBUSH PATIO I, INC.** 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. 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 August 1st 1973, and terminating July 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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No. of Rooms \_\_\_\_\_  
Apt. No. \_\_\_\_\_  
Bldg. No. \_\_\_\_\_

**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 \_\_\_\_\_ **BKLYN N.Y. 11201**  
Position \_\_\_\_\_ (Position Held Since **1966**) Phone No. \_\_\_\_\_  
4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: **229.44**  
How long a tenant? **4 Mos.** Reason for moving **CAR STOLEN**  
5. Previous Landlord **Myself** Address \_\_\_\_\_ **BKLYN, N.Y.**  
How long a tenant? **15 YRS** Reason for moving **SAFETY**  
6. References:  
a) Name \_\_\_\_\_ Address \_\_\_\_\_ **BKLYN** Any Relationship **NO**  
b) Name \_\_\_\_\_ Address \_\_\_\_\_ **BKLYN** Any Relationship **NO**  
c) Name \_\_\_\_\_ Address \_\_\_\_\_ **N.Y.C.** Any Relationship **NO**  
7. Bank **The Dimes SAVING BANK of N.Y.** Branch **DE KALB Ave**  
Address **FULTON ST + DEKALB Ave** Acct. in name of \_\_\_\_\_  
8. Do you own a car **STOLEN** License No. \_\_\_\_\_  
Yes or No

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

**NO DOGS ALLOWED**

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

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

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RENT STARTS  
OCT. 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. 570 Brooklyn, N.Y. 11214 Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

1 Mos. Security 229.74

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

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

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

Address \_\_\_\_\_ Bklyn, N.Y. 11201

Position \_\_\_\_\_ Position Held Since 1966 Phone No. \_\_\_\_\_

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

How long a tenant? 12 YRS. Reason for moving LARGER Apt.

5. Previous Landlord Home with PARENTS Address \_\_\_\_\_

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

6. References:  
a) Name \_\_\_\_\_ Address \_\_\_\_\_ Bklyn Any Relationship NO  
Yes or No

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

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

7. Bank DIMES SAVING BANK Branch BKLYN

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

8. Do you own a car YES License 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

Recommended By Friend \_\_\_\_\_ Apt \_\_\_\_\_ 590  
FLATBUSH

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

NO DOGS ALLOWED

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

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL



Agreement of Lease made the 28th day of August, 1967 between  
FLATBUSH PATIO I, INC. 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. 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 October 1st 1970, and terminating September 30th 1973 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,753.28, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 229.44 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 \$ TWO HUNDRED TWENTY NINE DOLLARS AND FORTY FOUR CENTS 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; if 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 <sup>8/30</sup> SEPT. 1. 71

No. of Rooms 3 1/2 Flatbush Patio No. 1 and 2, Inc. Date \_\_\_\_\_  
Apt. No. \_\_\_\_\_ 580-590 FLATBUSH AVENUE Dep. \_\_\_\_\_  
Bldg. No. 590 Brooklyn, N.Y. 11214 Bal. Mos. Rent 230

APPLICATION FOR APARTMENT

1 Mos. Security 230.-  
F.P. 480.- b6 b7C

1. Name \_\_\_\_\_ Age \_\_\_\_\_  
2. Present Address \_\_\_\_\_  
3. Business or Employer (firm name) \_\_\_\_\_ Income \_\_\_\_\_  
Address \_\_\_\_\_  
Position \_\_\_\_\_ Position Held Since \_\_\_\_\_ Phone No. \_\_\_\_\_  
4. Present Landlord MIDWOOD REALTY Co. Address \_\_\_\_\_ Present Rent: 150.-  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_  
5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_  
6. References:  
a) Name \_\_\_\_\_ Address \_\_\_\_\_ Brooklyn, N.Y. Any Relationship NEPHEW Yes or No  
b) Name \_\_\_\_\_ Address \_\_\_\_\_ Brooklyn, N.Y. Any Relationship NIECE Yes or No  
c) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_ Yes or No

7. Bank FIRST NATIONAL CITY BANK Branch \_\_\_\_\_  
Address 7th Ave. & 34th St. N.Y.C. Acct. in name of \_\_\_\_\_

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

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

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

In case of emergency - notify \_\_\_\_\_ Brooklyn N.Y.

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

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

**NO DOGS ALLOWED**

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

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

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

**APPLICATION FOR APARTMENT**

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

1. Name \_\_\_\_\_ Age \_\_\_\_\_  
2. Present Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
3. Business or Employer (firm name) \_\_\_\_\_ Income: \_\_\_\_\_  
Address \_\_\_\_\_  
Position \_\_\_\_\_ Position Held Since \_\_\_\_\_ Phone No. \_\_\_\_\_  
4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_  
5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_  
6. References:  
a) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No  
b) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No  
c) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No

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7. Bank FIRST NATIONAL CITY Branch \_\_\_\_\_  
Address 42 ST. & LEXINGTON AVE. Acct. in name of \_\_\_\_\_

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

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9. Intended occupants of apartment:  
Name: \_\_\_\_\_ Relationship FRIEND  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_

**Children**

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

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

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

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

**NO DOGS ALLOWED**

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

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

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**Agreement of Lease** made the 5th day of August, 1971 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 Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing September 1st 1971, and terminating August 31st 1973 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,760.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 230.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

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

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

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises 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 \$ 230.00 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; if 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-

Patricia

"©" Line



Leases

only -

NO Applications

B. E.  
1/15/72

**Agreement of Lease** made the 25th day of January, 1972, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[Redacted]

as Tenant.

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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. 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 February 1st 19 72 and terminating January 31st 19 75 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,651.04 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 220.92 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 \$ 220.92 ----- 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 25th day of November, 1968, between  
FLATBUSH PATIO I, INC. as Agent for the Landlord, and

as Tenant<sup>b6</sup>  
<sup>b7c</sup>

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. 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 31 Months years, commencing February 1st 1969, and terminating August 31st 1971, 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.

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 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, a 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 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 TWO HUNDRED AND 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 this 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-

9/15/69 to 10/11  
Partial Security  
Refund \$953

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**Agreement of Lease** made the 25th day of January, 1972, 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 Three years, commencing February 1st 19 72 and terminating January 31st 19 75 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,651.04 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 220.92 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 \$ 220.92 ----- 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 26th day of August, 1969, 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 Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Three years, commencing October 1st 1969, and terminating September 30th 1972 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 \$ TWO HUNDRED AND TEN 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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**Agreement of Lease** made the 17th day of June, 1969, between  
FLATBUSH PATIO I, INC. as Agent for the Landlord, and

[Redacted]

as Tenant.

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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. **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 **July 1st 1969**, and terminating **June 30th 1972** unless sooner terminated as hereinafter provided, at the annual rental of \$ **2,616.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **218.00** 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 \$ **TWO HUNDRED AND EIGHTEEN DOLLARS** 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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**Agreement of Lease** made the 14th day of April, 1970, between

FLATBUSH PATIO I, INC. 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. 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 September 1st 1970 and terminating August 31st 1972 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,508.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 209.00 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 \$ TWO HUNDRED AND NINE 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

no ~~income~~ income

verification



Rent STARTS OCT. 1. 70

No. of Rooms 3 1/2 Flatbush Patio No. 1 and 2, Inc. Date \_\_\_\_\_

Apt. No. \_\_\_\_\_ 580-590 FLATBUSH AVENUE Dep. JD

Bldg. No. J90 Brooklyn, N.Y. 11214 Bal. Mos. Rent 197.17

APPLICATION FOR APARTMENT

1 Mos. Security 197.17  
PR 88453-94.34 b6 b7C

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

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

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

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

4. Present Landlord Living with brother Address SAME AS ABOVE 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 brother  
Yes or No

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

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

7. Bank Dime Savings Bank Branch Coney Is. Av.  
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 \_\_\_\_\_

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 \_\_\_\_\_ Applicant \_\_\_\_\_

NO DOGS ALLOWE

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

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

Agreement of Lease made the 3rd day of September, 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 October 1st 1970, and terminating September 30th 1973 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,366.04, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 197.17 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 SEVEN 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-

RENT STARTS AUG. 1, 1971

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

**Flatbush Patio No. 1 and 2, Inc.**  
580-590 FLATBUSH AVENUE  
Brooklyn, N.Y. 11214

Date \_\_\_\_\_  
Dep. 275  
Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

1 Mos. Security 275  
F.P.O.A 790.-

1. Name [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. 10018  
Position [Redacted] Position Held Since 4-1971 Phone No. [Redacted]

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

How long a tenant? 1 YEAR Reason for moving GOT MARRIED

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

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

6. References:  
a) Name [Redacted] Address [Redacted] Relationship BROTHER  
Yes or No \_\_\_\_\_

b) Name [Redacted] Address - DO - Any Relationship BROTHER  
Yes or No \_\_\_\_\_

c) Name [Redacted] Address [Redacted] N.Y. N.Y. Any Relationship FRIENDS  
Yes or No \_\_\_\_\_

7. Bank MARINE MIDLAND BANK Branch 120 BROADWAY - N.Y. N.Y. 10001

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

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

9. Intended occupants of apartment:

**Adults**

Name: [Redacted] Relationship MOTHER (SOMETIMES)

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

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

**Children**

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

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

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

Recommended By Friend [Redacted]

Newspaper

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

**NO DOGS ALLOWED**

Signed by [Redacted]

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

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**Agreement of Lease** made the 12th day of July, 1971, between  
**FLATBUSH PATIO L. INC.** 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. 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 **Three** years, commencing **August 1st 1971**, and terminating **July 31st 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 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 \$ **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; if 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 or 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 STARTED JUNE 1, 1971

No. of Rooms 3 1/2 Flatbush Patio No. 1 and 2, Inc. Date \_\_\_\_\_  
Apt. No. \_\_\_\_\_ 580-590 FLATBUSH AVENUE Dep. 50.0000  
Bldg. No. 590 Brooklyn, N.Y. 11214 Bal. Mos. Rent 198

APPLICATION FOR APARTMENT

1 Mos. Security 248-

1. Name \_\_\_\_\_ Age \_\_\_\_\_  
2. Present Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
3. Business or Employer (firm name) \_\_\_\_\_ Income: \_\_\_\_\_  
Address BROOKLYN 11203  
Position \_\_\_\_\_ Position Held Since \_\_\_\_\_ Phone No. \_\_\_\_\_  
4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 185  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_  
5. Previous Landlord \_\_\_\_\_ Address NYC  
How long a tenant? 3 YEARS Reason for moving OUTSIDE SERVICE  
6. References:  
a) Name \_\_\_\_\_ Address LYMBROOK N.Y. Any Relationship YES  
Yes or No  
b) Name \_\_\_\_\_ Address BRONX N.Y. Any Relationship YES  
Yes or No  
c) Name \_\_\_\_\_ Address BRONX N.Y. Any Relationship YES  
Yes or No

7. Bank SHAWMUT NATIONAL BANK Branch SHIPYARD OFFICE  
Address BOSTON NAVAL SHIPYARD Acct. in name of \_\_\_\_\_  
BOSTON, MASS. 02119

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

9. Intended occupants of apartment:  
Adults  
Name: \_\_\_\_\_ Relationship WIFE  
Name: SELF Relationship \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_

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

In case of emergency - notify \_\_\_\_\_ LYMBROOK, NY

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

Agent \_\_\_\_\_ Appl \_\_\_\_\_

NO DOGS ALLOWED

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

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL



Agreement of Lease made the 18th day of May, 1971, 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<sup>rooklyn</sup> 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 June 1st 19 71 and terminating May 31st 19 74 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,976.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 248.00 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 \$ <sup>Dollars</sup> Two Hundred Forty-Eight 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 NOV. 1. 72

Applicants Must Submit W-2 Forms

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

Date 11/10/72  
Dep. 25P  
(Not Less than One Month's Rent)  
Bal. Mos. Rent [ ]  
1 Mos. Security 25P

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 7/1972 Phone No. [ ]

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

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

5. Previous Landlord [ ] Address [ ]

How long a tenant? from June 71 Reason for moving to work in New York

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 CITIBANK MANHATTAN Branch United Nations Plaza

Address United Nations Plaza 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 SISTER

Name: [ ] Relationship SISTER

Name: [ ] Relationship [ ]

Children

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

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

In case of emergency - notify [ ]

Recommended By Friend [ ]

Name 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 [ ]

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e  
**Agreement of Lease** made the 30th day of October, 1967, between  
**FLATBUSH PATIO I, INC.** 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. 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 **November 1st 1972** and terminating **October 31st 1974** unless sooner terminated as hereinafter provided, at the annual rental of \$ **3,096.00** payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **258.00** 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 \$ **258.00** 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; if 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 JAN N. 74

No. of Rooms 3 1/2 Applicants Must Submit W-2 Forms

Apt. No. [ ]  
Bldg. No. 590

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 275.-

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [ ]

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

2. Present Address [ ] Phone No. [ ]

3. Business or Employer (firm name) [ ] Income: [ ]  
Address [ ] BROOKLYN, N.Y. 11237

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

4. Present Landlord [ ] Address [ ] Present Rent: 9175  
How long a tenant? ONE YEAR Reason for moving GENERAL CONDITION

5. Previous Landlord [ ] Address [ ]  
How long a tenant? TWO YEARS Reason for moving GENERAL CONDITION

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 CHASE MANH. BANK Branch 16, COURT STREET, BROOKLYN  
Address 16, COURT ST. Acct. in name of [ ]

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

9. Intended occupants of apartment:  
**Adults**  
Name: [ ] Relationship WIFE  
Name: [ ] Relationship \_\_\_\_\_  
Name: [ ] Relationship \_\_\_\_\_

**Children**  
Name: NONE Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify [ ]

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

Agent [ ] Applicant [ ]

DEPOSITS WILL NOT BE REFUNDED

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

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

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Agreement of Lease made the 11th day of January, 1974 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 February 1st 1974, and terminating January 31st 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,300.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 275.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

Payment of Rent

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

Repairs and Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises 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 \$ 275.00 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 START TO FEB. 1. 73

**Applicants Must Submit W-2 Forms**

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

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 265.-

**APPLICATION FOR APARTMENT**

SOCIAL SECURITY # [Redacted]

1. Name [Redacted] S.S. No. \_\_\_\_\_ Age [Redacted]  
2. Present Address [Redacted] BK/414 Phone No. [Redacted]  
3. Business or Employer (firm name) [Redacted] Income [Redacted]  
Address [Redacted] 0270015/14  
Position [Redacted] Position Held Since 6 YEARS Phone No. [Redacted]

4. Present Landlord [Redacted] Address [Redacted] Present Rent: 98  
How long a tenant? \_\_\_\_\_ Reason for moving FOR SECURITY. REA  
5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

6. References:  
a) Name [Redacted] Address [Redacted] Relationship Sister  
Yes or No \_\_\_\_\_  
b) Name [Redacted] Address [Redacted] Relationship BROTHER  
Yes or No \_\_\_\_\_  
c) Name [Redacted] Address [Redacted] Relationship Friend  
Yes or No \_\_\_\_\_

7. Bank NO DOCK Branch New York  
Address 59 Sullivan St Acct. in name of [Redacted]

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

9. Intended occupants of apartment:  
**Adults**  
Name: MYSELF Relationship \_\_\_\_\_  
Name: [Redacted] Relationship wife  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_

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

In case of emergency - notify [Redacted] No [Redacted]

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

Agent [Redacted] Applicant [Redacted]

**DEPOSITS WILL NOT BE REFUNDED**

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

Signed by [Redacted]

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Agreement of Lease made the 1st 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 February 1st 1973, and terminating January 31st 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,180.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 265.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

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 \$ 265.00 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 JAN 1. 74

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. [Redacted]  
Bldg. No. J90

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 275.-

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

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

2. Present Address B'KLYN N.Y. 11226 Phone No. [Redacted]

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

Position [Redacted] Position Held Since 1969 Phone No. [Redacted]

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

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

5. Previous Landlord [Redacted] Address B'KLYN 11207

How long a tenant? 5 YRS Reason for moving HOUSE SOLD

6. References:

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

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

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

7. Bank MANUFACTURERS HANDOVER Branch 99

Address 141 LIVINGSTON ST B'KLYN Acct. in name of [Redacted]

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

9. Intended occupants of apartment:

Adults

Name: [Redacted] Relationship HUSBAND

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

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

Children

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

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

In case of emergency - notify [Redacted]

Recommended By Friend YES B'KLYN N.Y. 11225

Newspaper

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 19th day of December, 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 January 1st 1974, and terminating December 31st 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,300.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 275.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

Payment of Rent

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

Repairs and Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been damaged as the result of their misuse and neglect, which repairs shall be in quality and character equal to the original work, and in compliance with all laws, ordinances and governmental regulations, and should the Tenant fail to do so after notice to the Tenant to make such repairs, the Landlord may make them and the Tenant shall be liable therefor and shall reimburse the Landlord for cost of said repairs. The Tenant will reimburse the Landlord for any damages, injury or breakage committed by the Tenant, his servants or visitors of the Tenant, and any damage caused by the overflow or escape of water, steam or gas resulting from the negligence of the Tenant, his servants or visitors. The Tenant will throughout said term and forever afterward indemnify and save harmless the Landlord for and against any and all liability arising from injury during said term to persons or property occasioned wholly or in part by any act or omission of Tenant, family, guests, servants, assigns or undertenants of Tenant. The Tenant will repair, at or before the end of the term, all injury done by the installation or removal of furniture and property, or otherwise, so as to restore the demised premises to their original state; and at the end of the term, quit and surrender the demised premises 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 \$ 275.00 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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Leases

only -

no Applications



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**Agreement of Lease** made the 15th day of March, 1973 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 March 1st 1973, and terminating February 28th 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.

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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 15th day of March, 1973 between  
FLATBUSH PATIO I, INC. 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. 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 March 1st 1973, and terminating February 28th 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 a 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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**Agreement of Lease** made the 16th day of June, 1971, between  
FLATBUSH PATIO I, INC. 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. 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 July 1st 1971, and terminating June 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,562.84 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 213.57 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 \$ Two Hundred Thirteen Dollars and Fifty Seven cents 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-

Re: Apart. [ ] 590 Flatbush Avenue

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FROM THE OFFICE OF THE UNDERSIGNED

2064 Cropsey Ave.  
Brooklyn, N.Y. 11214

ES. 3-7222  
ES. 2-5687

April 25th, 1974

[ ]  
590 Flatbush Avenue  
Brooklyn, New York, 11225

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Dear Tenant:

Your lease expires June 30th, 1974

Pursuant to the Rent Stabilization Law you must notify us within sixty days if you elect to take a one, two or three year lease.

At the present time the new Rent has not been determined. As soon as the Rent Stabilization advises us we will mail out your renewal.

Very truly yours,  
**FLATBUSH PATIO #1, INC.**

REG. MAIL:  
R. R. REQ.

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**Agreement of Lease** made the 23rd day of January, 1970, between

**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[Redacted Name]

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. 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 June 1st 1970, and terminating May 31st 1972 unless sooner terminated as hereinafter provided, at the annual rental of \$2,376.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 198.00 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-EIGHT DOLLARS 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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**Agreement of Lease** made the **20th** day of **September**, 1968, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[redacted] as Tenant. b6  
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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 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 **30 Months** years, commencing **January 1st 1969**, and terminating **June 30th 1971**, 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.

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 elements of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenant 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 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 **TWO HUNDRED AND 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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**Agreement of Lease** made the 21st day of June, 1971, between  
**FLATBUSH PATIO I, INC.** 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. 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 One years, commencing July 1st 1971, and terminating June 30th 1972 unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 2,565.80, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 221.40 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 \$ Two Hundred Twenty-One Dollars and Forty cents 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.

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

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**Agreement of Lease** made the 16th day of June, 1967 between

FLATBUSH PATIO I, INC. 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. 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 July 1st 1971, and terminating June 30th 1973 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,706.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 225.50 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 \$ Two Hundred Twenty-Five Dollars and Fifty cents 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; if 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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**Agreement of Lease**, made the 11th day of October, 1968, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

as Tenant.

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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. 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 30 Months ~~years~~, commencing January 1st 1969, and terminating June 30th 1971, 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.

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 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 **TWO HUNDRED AND 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 rental 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-

Leases

+ Applications

No ~~no~~ income

verification



RENT STARTS 3-1-74

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. [Redacted]  
Bldg. No. J90

Date \_\_\_\_\_  
Dep. 270.-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 270.-

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

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] Ossining, N.Y.

Position [Redacted] Position Held Since 2 YRS Phone No. [Redacted]

4. Present Landlord [Redacted] (mother) Address [Redacted] Present Rent: [Redacted]

How long a tenant? 2 yrs Reason for moving Live in small basement

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

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

6. References:

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

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

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

Yes or No

7. Bank First National Bank Branch # 722 7868

Address Ulster Ave Bklyn 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:

Adults  
Name [Redacted] Relationship SELF

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

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

Children

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

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

In case of emergency - notify [Redacted]

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

Agent [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUND [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.

Signed by [Redacted]

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4-7-74  
**Agreement of Lease** made the 4th day of March, 1974, between

**FLATBUSH PATIO I, INC.** 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. 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 1974, and terminating February 29th 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,240.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 270.00 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 \$ 270.00 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 JUNE 1, 1971

No. of Rooms 3 1/2 Flatbush Patio No. 1 and 2, Inc. Date \_\_\_\_\_  
Apt. No. \_\_\_\_\_ 580-590 FLATBUSH AVENUE Dep. 30 - CASH  
Bldg. No. 590 Brooklyn, N.Y. 11214 Bal. Mos. Rent 2 1/2

APPLICATION FOR APARTMENT

1 Mos. Security 248.  
4.66 b6 b7C

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

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

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

Address \_\_\_\_\_ BROOKLYN N.Y.  
Position \_\_\_\_\_ Position Held Since 10-14-68 Phone No. \_\_\_\_\_

4. Present Landlord \_\_\_\_\_ Address SAME Present Rent: 60 mo

How long a tenant? 6 YRS Reason for moving \_\_\_\_\_

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

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

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

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

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

7. Bank FIRST NATIONAL CITY Branch FLUSHING

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

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

9. Intended occupants of apartment:

Adults

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

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 \_\_\_\_\_

NO DOGS ALLOWED

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

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

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**Agreement of Lease** made the 18th day of May, 1971, 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<sup>l</sup>oklyn 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 June 1st 1971, and terminating May 31st 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,976.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 248.00 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 \$ **Two Hundred Forty-Eight** 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-

RENT STARTS JULY 15, 71?

No. of Rooms TWO Flatbush Patio No. 1 and 2, Inc. Date \_\_\_\_\_  
Apt. No. \_\_\_\_\_ 580-590 FLATBUSH AVENUE Dep. 25 Bk. Co. CA.  
Bldg. No. 590 Brooklyn, N.Y. 11214 Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

1 Mos. Security 248.-

1. Name \_\_\_\_\_ Age \_\_\_\_\_  
2. Present Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
3. Business or Employer (firm name) \_\_\_\_\_ Income: \_\_\_\_\_  
Address \_\_\_\_\_  
Position \_\_\_\_\_ Position Held Since last Jan. Phone No. \_\_\_\_\_  
4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 181.00  
How long a tenant? 2 1/2 yrs. Reason for moving More secure place  
5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_  
6. References:  
a) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship Friend  
Yes or No \_\_\_\_\_  
b) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No \_\_\_\_\_  
c) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No \_\_\_\_\_  
7. Bank First Nat'l City Branch BROADWAY #2  
Address 2 BROADWAY Acct. in name of \_\_\_\_\_  
8. Do you own a car NO License No. \_\_\_\_\_  
Yes or No

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

NO DOGS ALLOWED

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

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

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