

B  
E  
7/1/71

180

b6  
b7c

**Agreement of Lease** made the 4th day of February, 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  
**Occupancy** the Landlord, Apartment [ ] on the [ ] floor in premises No. 590 Flatbush Avenue  
Borough of B'klyn City of New York, to be occupied as and for a private dwelling apartment only  
**Term** by the Tenant and his own family and not otherwise, for the term of **Three** years, commencing  
**March 1st** 1971, and terminating **February 28th** 1974 unless sooner  
**Rent** 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-

RENT STARTS FEB. 1. 1960

No. of Rooms 5 STUDIOS  
Apt. No. 11 K #1  
Bldg. No. 590

# FLATBUSH PATIO INC.

580 FLATBUSH AVENUE  
BROOKLYN 26, N. Y.

Date \_\_\_\_\_  
Dep. 150. -  
Bal. Mos. Rent 100. -  
1 Mos. Security 150. -  
392. 250

## APPLICATION FOR APARTMENT

- Name (Miss) Anna L. Williams Age 40 plus
- Present Address 516 Halsey Street Phone No. Hy3-9892
- Business or Employer (firm name) Board of Education Income: \$12,600 annual  
Address 110 Livingston Street, Brooklyn, N.Y.  
Position Teacher Position Held Since 1922 Phone No. \_\_\_\_\_
- Present Landlord I own my home Address 516 Halsey St. Brooklyn, N.Y.  
How long a tenant? for over 30 years Reason for moving Desire apartment instead of private house
- Previous Landlord see above Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_
- References:
  - Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship Brother  
Yes or No \_\_\_\_\_
  - Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship NO  
Yes or No \_\_\_\_\_
  - Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship NO  
Yes or No \_\_\_\_\_
- Bank East N.Y. Savings Bank Branch Eastern Parkway Branch  
Address Utica Ave + E Parkway Brooklyn Acct. in name of myself
- 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: \_\_\_\_\_ - occasional Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex male  
 Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

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

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

Agent \_\_\_\_\_  
 Name \_\_\_\_\_  
 Applicant Anna L. Williams

### NO DOGS ALLOWED

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

b6  
b7c

b6  
b7c

Agreement of Lease made the 29th day of October, 1967, between  
FLATBUSH PATIO I, INC. as Agent for the Landlord, and  
ANNA L. WILLIAMS as Tenant.

Occupancy

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment 17-K on the 17th 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

Rent

February 1st 1971, and terminating January 31st 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,016.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 168.00 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 SIXTY 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-

Leases,

Applications

→ income

Verifications

RENT STARTS AUG. 15. 73

**Applicants Must Submit W-2 Forms**

No. of Rooms   
Apt. No. STUDIO  
Bldg. No. 90

Date 7/24/73  
Dep. 100.00  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 105

**APPLICATION FOR APARTMENT**

SOCIAL SECURITY #

1. Name  S.S. No.  Age

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

3. Business or Employer (firm name)  Income:

Address  - New York

Position  Position Held Since February 1973 Phone No.

4. Present Landlord Sister's Home Address  Present Rent: 200

How long a tenant? 5 years Reason for moving Sister is going to New York

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

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

6. References: a) Name  Address  Any Relationship

b) Name  Address  Any Relationship

c) Name  Address  Any Relationship

7. Bank NO in Dome Branch 40th St Ave @ the Americas

Address New York Acct. in name of

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

Yes or No Yes or No

**9. Intended occupants of apartment:**

**Adults**

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

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

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

**Children**

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

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

In case of emergency - notify  Bklyn - N.Y.

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

Newsman

Agent  Applicant

**DEPOSITS WILL NOT BE REFUNDED**

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

Signed by

b6  
b7C

b6  
b7C

b6  
b7C

Agreement of Lease made the 9th 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

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

Rent

September 1st 1973, and terminating August 31st 1975 unless sooner  
terminated as hereinafter provided, at the annual rental of \$ 2,220.00, payable at the office of the  
landlord or such place as it may designate, in equal monthly installments of \$ 185.00 each in  
advance on the first day of each calendar month during the term hereof, the first of said installments to be  
paid on the signing of this lease. (Unless this Lease be a Renewal)

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

Payment of  
Rent

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

Repairs and  
Alterations

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

Liability  
and Property  
Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, ele-  
vator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said  
building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak  
or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place,  
nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any  
windows of the demised premises 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 \$ 185.00 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  
shall 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-

PATIO /

" L " Line

Leases

only -

NO Applications



1525  
**Agreement of Lease** made the 17th day of December, 1967, 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 \$ 2,682.12 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 223.51 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 \$ 223.51 as security for the full and faithful performance by Tenant of each and every term, provision, covenant and condition of this lease, which security shall bear no interest; it being understood and agreed that in the event Tenant defaults in respect of any of the terms, provisions, covenants and conditions of this lease, including but not limited to rent and additional rent, Landlord may use, apply or retain the whole or any part of the security so deposited for the payment of any rent and additional rent in default or for any other sum which Landlord may expend or may be required to expend by reason of Tenant's default in respect of any of the terms, provisions, covenants and conditions of this lease, including any damages or deficiency in the re-letting of the premises, whether such damages or deficiency accrued before or after summary proceedings or other re-entry by Landlord. In the event that Tenant shall fully and faithfully comply with all of the terms, provisions, covenants and conditions, and after the termination of any additional period of occupancy and Tenant shall have vacated said demised premises and surrendered possession thereof to the Landlord of this lease, the security shall be returned to the Tenant after the time fixed as the expiration of the term herein. In the event of a sale, subject to this lease, Landlord shall have the right to transfer the security to the vendee for the benefit of Tenant and Landlord shall be considered released by Tenant from all liability for the return of such security; and Tenant agrees to look to the new Landlord solely for the return of said security; and it is agreed that the provisions hereof shall apply to every transfer or assignment made of the security to a new Landlord, Pursuant to Section 233 of the Real Property Law of the State of New York, the security deposited with the Landlord under this lease has or will be deposited in the Chase Manhattan Bank

**Signs**

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

**Assignment**

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

**Fire Clause**

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

**Fire Damage**

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

6  
8/25

**Agreement of Lease** made the 26th day of August, 1969, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[ ] as Tenant.

b6  
b7c

Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. 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 **October 1st 1969**, and terminating **September 30th 1971** unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ **2,349.60**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **195.80** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

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

Entry to Apartment

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

Security

5. The Tenant has deposited with Landlord the sum of **ONE HUNDRED NINETY-FIVE DOLLARS AND EIGHTY 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

No ~~no~~ income

verification

RENT STARTS 7.15.72

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

2064 CROPSY AVENUE  
BROOKLYN 14, N. Y.

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

APPLICATION FOR APARTMENT

1 Mos. Security 250.-

b6  
b7C

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

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

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

Position \_\_\_\_\_ Position Held Since July 1972 Phone No. \_\_\_\_\_

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 1160.75  
How long a tenant? 1 yr Reason for moving change of job

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

6. References:  
a) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship brother in law  
Yes or No

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

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

7. Bank Chase Manhattan Bank Branch Jamaica  
Address \_\_\_\_\_ Acct. in name of \_\_\_\_\_

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

9. Intended occupants of apartment:

Adults

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

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

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

Children

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

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

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

Recommended By Friend \_\_\_\_\_ Brooklyn N.Y. 11432

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

NO DOGS ALLOWED

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

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

b6  
b7C

Agreement of Lease made the 5th day of July 1972 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 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 August 1st 1972, and terminating July 31st 1974, 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; 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 here 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 4.1.72

No. of Rooms 3 1/2  
Apt. No. [ ]  
Bldg. No. 190

2064 CROPSEY AVENUE  
BROOKLYN 14, N. Y.

Date \_\_\_\_\_  
Dep. 235.-  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 235.-  
F. P. 10

APPLICATION FOR APARTMENT

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

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

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

4. Present Landlord live with Partner 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  
BKlyn NY. Yes or No  
b) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No  
c) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No

7. Bank Chase Manhattan Branch Livingston & Flatbush  
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 \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_

**Children**

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

In case of emergency - notify [ ]

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

Agent [ ] Applicant [ ] Name [ ]

NO DOGS ALLOWED

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

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

b6  
b7C

b6  
b7C

b6  
b7C

6  
1/16/72  
11/77

# Agreement of Lease made the 24th day of April, 1972, between

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

[ ] as Tenant.

b6  
b7c

Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. 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 April 1st 1972, and terminating March 31st 1974 unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 3,060.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 255.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. (Unless this Lease be a Renewal)

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

Payment of Rent

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

Repairs and Alterations

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

Liability and Property Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, elevator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place, nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any windows of the demised premises 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 \$ 255.00 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 STARTED NOV. 15. 72

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2

Apt. No. [ ]

Bldg. No. 790

Date \_\_\_\_\_

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

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

1 Mos. Security 250.-

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [ ]

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

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

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

Address [ ]

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

4. Present Landlord [ ] Address [ ] Present Rent: 175.00

How long a tenant? 3 years Reason for moving Need bed room

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 QUEENS Any Relationship NO  
Yes or No

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

7. Bank ITNCB DO Branch 111 TH + B'WAY

Address [ ] Acct. in name of [ ]

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

9. Intended occupants of apartment:

Adults

Name [ ] Relationship WIFE

Name [ ] Relationship [ ]

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

Children

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

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

In case of emergency - notify [ ] QUEENS

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

Newspaper \_\_\_\_\_

Agent [ ] Applicant [ ]

DEPOSITS WILL NOT BE REFUNDED

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

Signed by [ ]

b6  
b7C

b6  
b7C

b6  
b7C



Agreement of Lease made the 26th day of October, 1972, between  
FLATBUSH PATIO II, 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 Two years, commencing December 1st 1972, and terminating November 30th 1974 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; 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 ~~Jan 15~~ Dec. 15/67

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

# FLATBUSH PATIO INC.

580 FLATBUSH AVENUE  
BROOKLYN 26, N. Y.

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
Bal. Mos. Rent 128.-  
1 Mos. Security 128.?

## APPLICATION FOR APARTMENT

1. Name [Redacted]

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

3. Business or Employer (firm name) [Redacted] Income [Redacted]  
Address [Redacted]  
Position [Redacted] Position Held Since 15 yrs. Phone No [Redacted]

4. Present Landlord [Redacted] Address [Redacted] Present Rent: 147.00  
How long a tenant? 30 years Reason for moving Present apt too large

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

6. References:

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

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

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

7. Bank Union Savings Branch Brooklyn - 1st St  
Address \_\_\_\_\_ Acct. in name of [Redacted]

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

9. Intended occupants of apartment:

Name: [Redacted] Relationship Am

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

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

**Children**

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

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

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

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

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

**NO DOGS ALLOWED**

Signed by [Redacted]

b6  
b7C

b6  
b7C

b6  
b7C

1074  
**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 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 1971, and terminating December 31st 1973 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,526.72 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 210.56 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 AND FIFTY SIX 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-

9  
4515

**Agreement of Lease** made the **10th** day of **November**, 1967, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

as Tenant, b6  
b7c

Occupancy

Term

Rent

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. **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 **Three** years, commencing **January 1st** 1968, and terminating **December 31st** 1970, unless sooner terminated as hereinafter provided, at the annual rental of \$ **2,256.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **188.00** 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 and 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 **ONE HUNDRED EIGHTY-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. 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-

IT IS HEREBY AGREED by and between Flatbush  
Patio #1 with offices at 2064 Cropsy Avenue,  
Brooklyn, New York and [redacted]  
as tenant, that the Lease of Apartment No. [redacted] in premises  
590 Flatbush Avenue, Brooklyn dated Nov. 10th, 1967  
be and the same hereby is renewed on the following terms  
and conditions:

b6  
b7c

*Regular  
Lease*

1. The renewal term shall be for a period of **Three** years commencing **January 1st**, 1971 and expiring **December 31st**, 1973.

2. The annual rental for each year of the renewal term shall be **Two Thousand Five Hundred Twenty Six and 72/100** DOLLARS (\$ **2,526.72** ) payable in equal monthly installments of **Two Hundred Ten and 56/100** DOLLARS (\$ **210.56** ) in advance on the first day of each and every month.

3. Landlord acknowledges receipt of additional security in the sum of \$ **22.56** , making a total security of \$ **210.56**
4. As long as the leased premises are subject to the Rent Stabilization Law of the City of New York the Landlord and Tenant agree to be bound by any determination of the Rent Guidelines Board and/or the Conciliation and Appeals Board fixing the maximum rent payable and/or affecting the tenancy during the said renewal term.
5. Except as herein notified, all other terms, covenants and conditions of the Lease dated **November 10th**, 1967 shall remain in full force and effect.

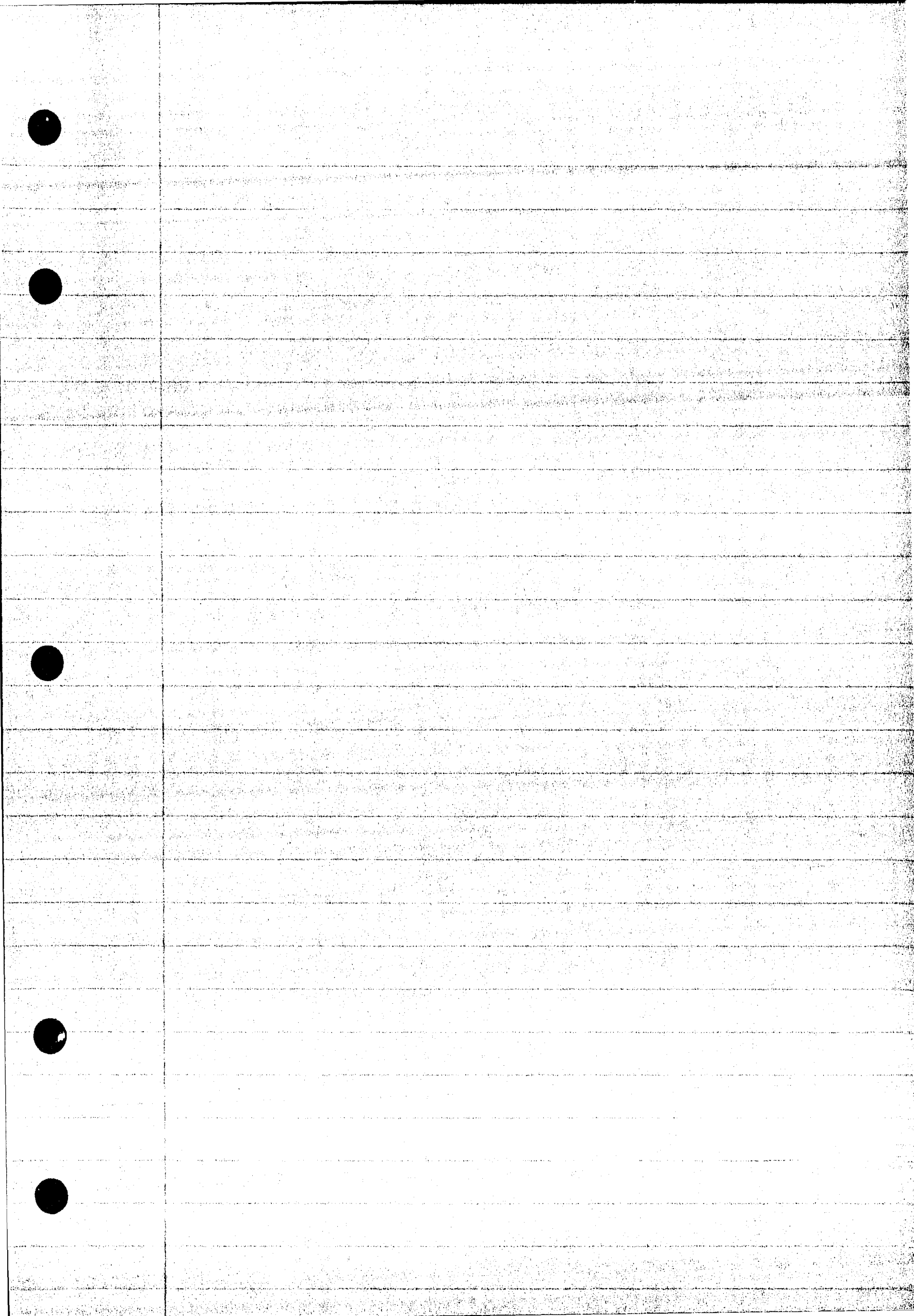
Dated, September 25th, 1970.

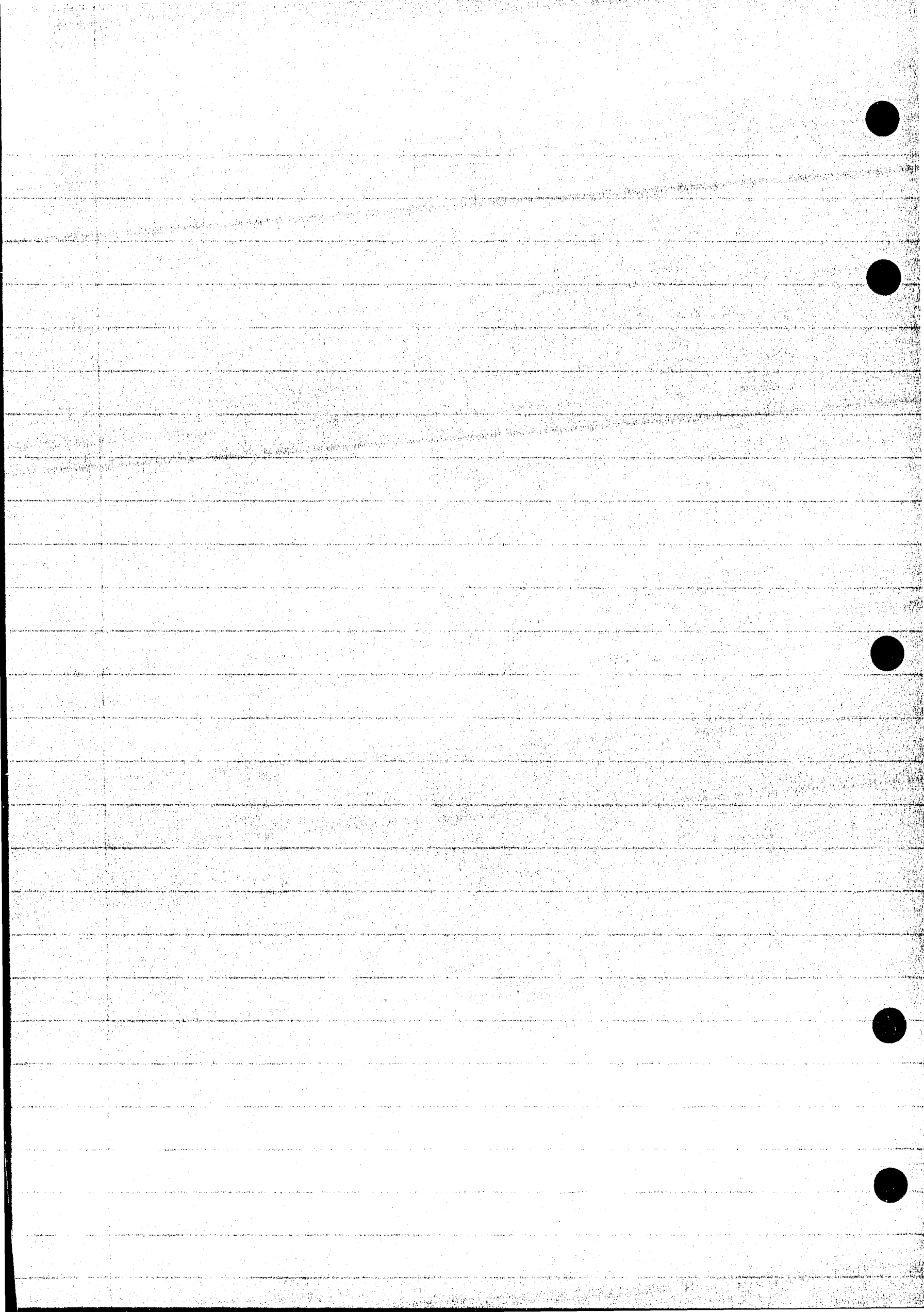
Flatbush Patio #1, Inc.

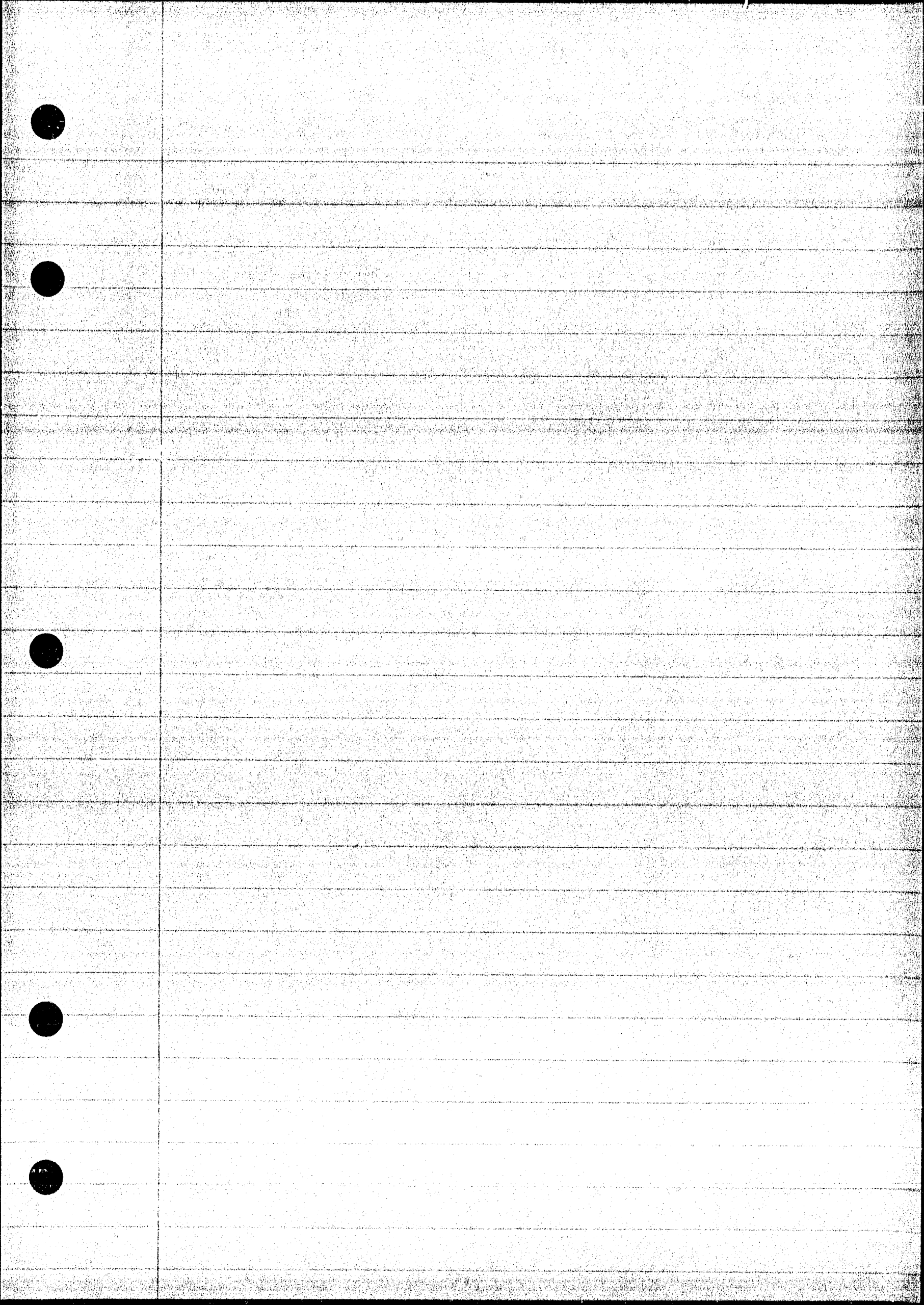
By \_\_\_\_\_  
Landlord

\_\_\_\_\_  
Tenant (L.S.)

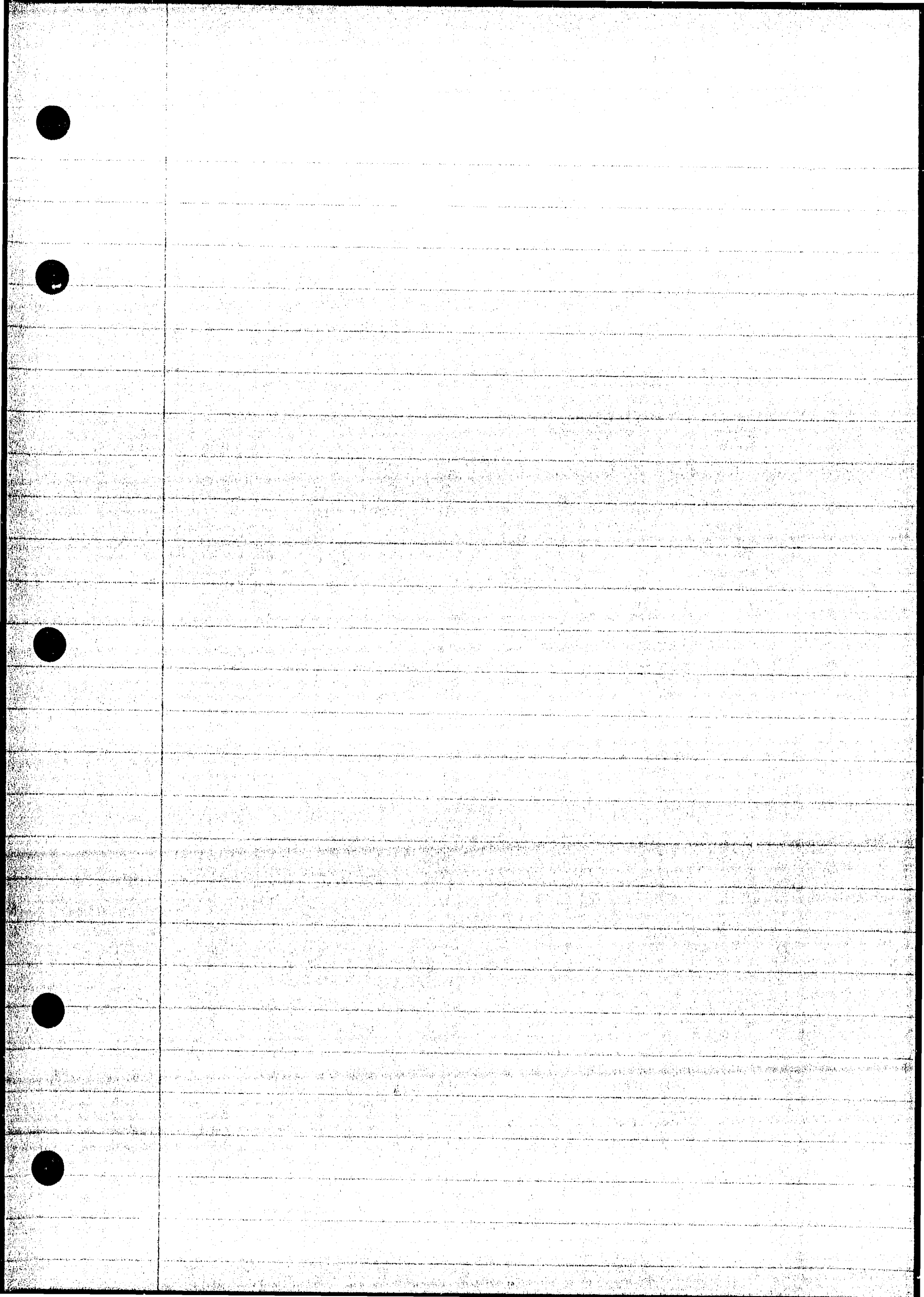
\_\_\_\_\_  
Tenant (L.S.)











Leases,

Applications

→ income

Verifications

fol 1573

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. [redacted]  
Bldg. No. 790

Date 7.13.73  
Dep. 265.  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [redacted]

1 Mos. Security 265  
P.I.F. 30.

- 1. Name [redacted] S.S. No. [redacted] Age [redacted]
- 2. Present Address [redacted] New York Phone No. [redacted]
- 3. Business or Employer (firm name) [redacted] Income: [redacted]  
Address [redacted] Brklyn, 11201  
Position [redacted] Position Held Since 1973 Phone No. [redacted]
- 4. Present Landlord [redacted] Address [redacted] Present Rent: \$ 224.00  
How long a tenant? 2 years Reason for moving St. N.Y. working in Brooklyn now
- 5. Previous Landlord [redacted] Address [redacted] Brklyn, 11215  
How long a tenant? 3 years Reason for moving change of work to Manhattan
- 6. References:
  - a) Name [redacted] Address [redacted] Any Relationship none  
Yes or No
  - b) Name [redacted] Address same Any Relationship none  
Yes or No
  - c) Name [redacted] Address same Any Relationship none  
Yes or No

7. Bank The New York Bank for Savings Branch 24th St - Park Ave  
Address [redacted] 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 mother

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

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

**Children**

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

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

In case of emergency - notify [redacted]

Recommended By Friend [redacted]

Newspaper - - -

Agent [redacted] Applicant [redacted]

DEPOSITS WILL NOT BE REFUNDED 580-590 FLATBUSH AVENUE BROOKLYN, N. Y. 11225

Signed by [redacted] RES. MGR. - IN 9-9600

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

b6  
b7C

o1

b6  
b7C

b6  
b7C

8  
#1598

**Agreement of Lease** made the 19th day of July, 1973, between  
**FLATBUSH PATIO L. 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

**Occupancy**

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

**Term**

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

**Rent**

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 FEBRUARY 1, 74

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 275-  
1 Mos. Security 275-  
P.I.F. [Redacted]

APPLICATION FOR APARTMENT

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

1. Name [Redacted] S.S. No. [Redacted] Age [Redacted]  
2. Present Address [Redacted] Phone No. [Redacted]  
3. Business or Employer (firm name) [Redacted] Income: [Redacted]  
Address [Redacted] N.Y.C.  
Position [Redacted] Position Held Since 1960 Phone No. [Redacted]

4. Present Landlord SELF Address SAME Present Rent: \_\_\_\_\_  
How long a tenant? 10 YRS. Reason for moving SELLING

5. Previous Landlord [Redacted] Address [Redacted] B'KLYN  
How long a tenant? 10 YRS. Reason for moving BOUGHT HOUSE

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

7. Bank CHASE MANHATTAN BANK Branch # 23  
NO Address 23RD. ST. NYC. Acct. in name of [Redacted]

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

9. Intended occupants of apartment: SELF  
Adults

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

Children

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

In case of emergency - notify [Redacted] BKLYN.

Recommended By Friend [Redacted]

Agent [Redacted] Appli [Redacted]

DEPOSITS WILL NOT BE REFUNDED

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

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

b6  
b7C

b6  
b7C

b6  
b7C

Agreement of Lease made the 1st day of February, 1974 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 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 STARTS FEBR. 1. 74

Applicants Must Submit W-2 Forms

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

Date 1-17-74  
Dep. 275.-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 275.-

APPLICATION FOR APARTMENT

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

- Name: \_\_\_\_\_ S.S. No. \_\_\_\_\_ Age \_\_\_\_\_
- Present Address: \_\_\_\_\_ BKLYN 11203 Phone No. \_\_\_\_\_
- Business or Employer (firm name): \_\_\_\_\_ Income: \_\_\_\_\_  
Address: \_\_\_\_\_ BKLYN N.Y. 11201  
Position: \_\_\_\_\_ Position Held Since: 12-14-70 Phone No. \_\_\_\_\_
- Present Landlord: \_\_\_\_\_ Address: \_\_\_\_\_ Present Rent: 275.00  
How long a tenant?: 3 yrs Reason for moving: Need a BETTER APT
- Previous Landlord: \_\_\_\_\_ Address: \_\_\_\_\_ BKLYN 11201  
How long a tenant?: 6 mos Reason for moving: THEY WANTED TEMPORARY
- References:
  - Name: \_\_\_\_\_ Address: \_\_\_\_\_ Any Relationship: NO  
Yes or No
  - Name: \_\_\_\_\_ Address: \_\_\_\_\_ Any Relationship: YES  
Yes or No
  - Name: \_\_\_\_\_ Address: \_\_\_\_\_ Any Relationship: NO  
Yes or No
- Bank: FIRST NATIONAL CITY Branch: 51 MONTAGUE ST BKLYN 11201  
Address: 194 MONTAGUE ST BKLYN Acct. in name of: \_\_\_\_\_
- Do you own a car: YES License No. \_\_\_\_\_ Do you require a garage: YES  
Yes or No Yes or No

**NO DO NOT ALLOWED**

9. Intended occupants of apartment:

Adults

- Name: \_\_\_\_\_ Relationship: SELF
- Name: \_\_\_\_\_ Relationship: SON
- Name: \_\_\_\_\_ Relationship: MOTHER Sometimes Visiting

Children

- Name: \_\_\_\_\_ Relationship: SON Age: \_\_\_\_\_ Sex: M
- Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

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

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

Newspaper \_\_\_\_\_

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

DEPOSITS WILL NOT BE REFUNDED

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

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

E  
52078

**Agreement of Lease** made the 1st day of February, 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 Bklyn City of New York, to be occupied as and for a private dwelling apartment only

Term

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

Rent

February 1st 19 74, and terminating January 31st 19 76 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 STARTS FEBR. 1. 74

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
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 \_\_\_\_\_ Bklyn N.Y. 11212 Phone No. \_\_\_\_\_

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

Address \_\_\_\_\_ Bronx, N.Y. 10468

Position \_\_\_\_\_ Position Held Since Sept, 1972 Phone No. \_\_\_\_\_

4. Present Landlord unknown - will explain 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  No

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

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

7. Bank First National City Branch 198 St. on the Bronx  
Address 198 St. Bronx, N.Y. 10468 Acct. in name of Savings and Checking

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

9. Intended occupants of apartment:

Adults

Name: myself only Relationship \_\_\_\_\_

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

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

Children

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

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

In case of emergency - notify \_\_\_\_\_  
N.Y. 11701 TEL# \_\_\_\_\_

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

Newspaper

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

DEPOSITS WILL NOT BE REFUNDED

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

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

b6  
b7C

b6  
b7C

b6  
b7C

6  
1-20/15  
**Agreement of Lease** made the 24<sup>th</sup> day of January, 1974, 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  
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  
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; 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 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 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, 73**

**Applicants Must Submit W-2 Forms**

No. of Rooms 1 Bedroom  
Apt. No. [ ]  
Bldg. No. 590

Date Oct. 4, 1973  
Dep. 275.-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 275.-

**APPLICATION FOR APARTMENT**

SOCIAL SECURITY # [ ]

1. Name [ ] S.S. No. [ ] **P. i. F.** Age [ ]

2. Present Address [ ] Phone No. [ ]

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

Position [ ] Position Held Since May 30/70 Phone No. [ ]

4. Present Landlord [ ] Address [ ] Present Rent: 250.  
How long a tenant? 1 yr. Reason for moving Too Small

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

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

7. Bank Ford National City Bank Branch Brooklyn  
Address One Apple & Henry St. Acct. in name of [ ]

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

9. Intended occupants of apartment:  
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 [ ] Name [ ]  
Applicant [ ]

**DEPOSITS WILL NOT BE REFUNDED**

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

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

b6  
b7C

b6  
b7C

b6  
b7C

**Agreement of Lease** made the 15th day of October, 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 Two years, commencing  
November 1st 1973, and terminating October 31st 1975 unless sooner

Rent

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

Liability  
and Property  
Damage

3. That the Landlord or Landlord's agents shall not be liable for any failure of water supply or electric current, ele-  
vator service, or for injury or damage to person or property caused by the elements or by other tenants or person in said  
building or resulting from falling plaster, or from steam, gas, electricity, water, rain, snow, or dampness which may leak  
or flow from any part of said building or from pipes, appliances or plumbing works of the same, or from any other place,  
nor for interference with light or other incorporeal hereditaments by any body other than Landlord; if at any time any  
windows of the demised premises 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 \$ 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 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 MAY 1, 73

**Applicants Must Submit W-2 Forms**

No. of Rooms 3 1/2  
Apt. No. [ ]  
Bldg. No. 3790

Date 3-13-73  
Dep. 50 - CUP  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 265.-

**APPLICATION FOR APARTMENT**

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

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

2. Present Address \_\_\_\_\_ Blky 11225 Phone No. \_\_\_\_\_

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

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

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

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

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

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

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

7. Bank FMS FEDERAL SAVINGS LOAN Branch \_\_\_\_\_  
NO DOGS  
Address NO KEEFELER PLZA 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: (FIANCE)  
**Adults**

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

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

Name: NONE 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**

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

b6  
b7C

b6  
b7C

b6  
b7C

**Applicants Must Submit W-2 Forms**

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

Date 3/13/73  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

**APPLICATION FOR APARTMENT**

SOCIAL SECURITY # [ ]

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

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

2. Present Address [ ] BKLYN N.Y. 11225 Phone No. [ ]

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

Address [ ] NEW YORK, N.Y. 10020

Position [ ] Position Held Since SEPT. '68 Phone No. [ ]

4. Present Landlord [ ] Address [ ] Present Rent: 119.05

How long a tenant? 2 YEARS Reason for moving GETTING MARRIED AND MORE SPACE IS NEEDED.

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

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

6. References:

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

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

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

7. Bank FIRST FEDERAL SAVINGS & LOAN Branch \_\_\_\_\_

Address ROCKEFELLER PLAZA 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 FIANCE

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

**Children**

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

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

In case of emergency - notify [ ]

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

Newspaper \_\_\_\_\_

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

**DEPOSITS WILL NOT BE REFUND**

Signed by [ ]

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

b6  
b7C

b6  
b7C

E  
1310

**Agreement of Lease** made the 5th day of April, 1973, 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 Brooklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of **Two** years, commencing **May 1st, 1973**, and terminating **April 30th, 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)*

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 \$ **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-

PATROL

||  
||  
M LUCK



Leases

only -

no Applications

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 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~~ <sup>two</sup> years, commencing June 1st 1969, and terminating May 31st 1972 <sup>US</sup> 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:

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 \$ 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; 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-

b6  
b7c

BB  
BB

Agreement of Lease made the 18th day of February, 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 One years, commencing April 1st 1971, and terminating March 31st 1972 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,439.60 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 203.30 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 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 THREE DOLLARS AND THIRTY 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

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-

B-5  
E-6  
1713

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

754  
6  
**Agreement of Lease** made the 25th day of November, 1967, between  
FLATBUSH PATIO I, INC. as Agent for the Landlord, and

[ ] as Tenant.

b6  
b7c

Occupancy

Term

Rent

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. 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 **Three** years, commencing **April 1st** 1968, and terminating **March 31st** 1971, unless sooner terminated as hereinafter provided, at the annual rental of \$ **2,280.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **190.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease.

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 **ONE HUNDRED NINETY 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-

Agreement of Lease made the 22nd day of March, 1967, 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 May 1st 1971, and terminating April 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,665.80 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 222.15 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 Two Dollars and Fifteen 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 OCT. 1. 73

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. [Redacted]  
Bldg. No. 190

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Mos. Rent 260

b6  
b7C

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

1 Mos. Security 260.-  
P.I.F. 220.-

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] New York, New York - wife inc.

Position [Redacted] Position Held Since 8-73 Phone No. [Redacted]

4. Present Landlord [Redacted] Address [Redacted] Present Rent: 175.00

How long a tenant? 2 yrs Reason for moving Need more space (Newly wed)

5. Previous Landlord [Redacted] Address [Redacted]

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

6. References: [Redacted]

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

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

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

b6  
b7C

7. Bank People's SAVINGS BANK Branch Albee Square

Address Sutton & DeKalb Acct. in name of [Redacted]

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

9. Intended occupants of apartment:

Name [Redacted] Relationship Husband

Name [Redacted] Relationship Wife

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

Children

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

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

In case of emergency - notify [Redacted]

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

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

b6  
b7C

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]

174  
**Agreement of Lease** made the 1st day of October, 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

Occupancy

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

Term

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

Rent

October 1st 1973, and terminating September 30th 1975 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; 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-

b6  
b7c



RENT STARTS SE

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. [ ]  
Bldg. No. 790

Date Augu  
Dep. [ ]  
(Not Less than ...  
Bal. Max-Rent

APPLICATION FOR APARTMENT

1 Mos. Security 265.-

SOCIAL SECURITY # [ ]

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

2. Present Address [ ] Phone No. [ ]

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

Address [ ], BROOKLYN, NY

Position [ ] Position Held Since SEPT. 1973 Phone No. [ ]

4. Present Landlord [ ] Address [ ] Present Rent: \$177.50

How long a tenant? 1 year Reason for moving CHANGE OF JOBS

5. Previous Landlord [ ] Address [ ]

How long a tenant? 18 months (?) Reason for moving CHIEF EXPECTED

6. References:

a) Name [ ] Address PATR GARDENS 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 JEFFERSON BANK TRUST CO. Branch [ ]

Address ST. LOUIS, MO. 63103 Acct. in name of [ ]

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

9. Intended occupants of apartment:

Adults

Name: [ ] Relationship Wife

Name: [ ] Relationship [ ]

Name: [ ] Relationship [ ]

Children

Name: [ ] Relationship SON Age [ ] Sex M

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

In case of emergency - notify [ ]

Recommended By Friend [ ]

Agent [ ] Name [ ]  
Applicant [ ]

DEPOSITS WILL NOT BE REFUNDED

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

Signed by [ ]

b6  
b7C

b6  
b7C

b6  
b7C

Agreement of Lease made the 1st day of September 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 September 1st 1973, and terminating August 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-

b6  
b7c

JUL 1 73

# Applicants Must Submit W-2 Forms

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

Date JUNE 13TH 1973  
Dep. 265  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 285

## APPLICATION FOR APARTMENT

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

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

3. Business or Employer (firm name) \_\_\_\_\_ Income \_\_\_\_\_  
Address NEW YORK 10015  
Position \_\_\_\_\_ Position Held Since \_\_\_\_\_ Phone No. \_\_\_\_\_

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 158.10  
How long a tenant? FOUR YEARS Reason for moving DESIRE FOR BETTER LIVING CONDITIONS

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

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

7. Bank PHENICIA BANK Branch 20 PINE STREET N.Y.  
Address SAVINGS + CHECKING Accts 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 I AM ENGAGED TO BE MARRIED  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

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

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

Recommended By Friend NOTE I ALSO HAVE AN ADDITIONAL INCOME FROM  
Newspaper \_\_\_\_\_

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

### DEPOSITS WILL NOT BE REFUND

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

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

**NO DOGS ALLOWED**

b6  
b7C

b6  
b7C

b6  
b7C

6  
#1564

**Agreement of Lease** made the 16th day of July, 1973, 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 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 \$ 3,180.00 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 STAMP DEC. 1, 72

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. [Redacted]  
Bldg. No. ✓ 190

Date \_\_\_\_\_  
Dep. 260.-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

1 Mos. Security 260.-  
R.N.T. J.P.A. - C.A.P.

- SOCIAL SECURITY # \_\_\_\_\_
- Name [Redacted] S.S. No. [Redacted] Age [Redacted]
  - Present Address [Redacted] Phone No. [Redacted]
  - Business or Employer (firm name) [Redacted] Income [Redacted]  
Address [Redacted] BROOKLYN NEW YORK  
Position [Redacted] Position Held Since 5/19/69 Phone No. [Redacted]
  - Present Landlord [Redacted] Address [Redacted] Present Rent: 150  
How long a tenant? Six years Reason for moving MARRIAGE
  - Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_
  - References:
    - Name [Redacted] Address [Redacted] Any Relationship NO  
Yes or No
    - Name [Redacted] Address [Redacted] Any Relationship YES  
Yes or No
    - Name [Redacted] Address [Redacted] Any Relationship NO  
Yes or No
  - Bank NO DIRECT NATIONAL CITY Branch 0008  
Address 1809 U.T. CA AVE. Acct. in name of [Redacted]
  - Do you own a car \_\_\_\_\_ License No. \_\_\_\_\_ Do you require a garage YES  
Yes or No Yes or No

9. Intended occupants of apartment:
- Name [Redacted] Relationship Husband
- Name [Redacted] Relationship WIFE
- Name: \_\_\_\_\_ Relationship \_\_\_\_\_

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

In case of emergency - notify [Redacted] [Redacted] 8191 BKlyn N.Y.

Recommended By Friend OURSELVES

Agent [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

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

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

b6  
b7C

b6  
b7C

b6  
b7C

8  
F 11-53

**Agreement of Lease** made the 1st day of December, 1972, between

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

[Redacted Name]

as Tenant.

b6  
b7c

Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [Redacted] on the [Redacted] floor in premises No. 590 Flatbush Avenue 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

December 1st 1972, and terminating November 30th 1974 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-

RATIO 1-

"N" Line

Leases

only -

no Applications



12121

IT IS HEREBY AGREED by and between Flatbush  
Patio #1 with offices at 2064 Cropsey Avenue, Brooklyn, New York  
and [redacted]  
as tenant, that the Lease of Apartment No. [redacted] in premises  
590 Flatbush Avenue, Brooklyn, New York dated January 7th, 1970  
be and the same hereby is renewed on the following terms and  
conditions:

b6  
b7C

1. The renewal term shall be for a period of Two years commencing April 1st, 1974 and expiring March 31st 1976.
2. The annual rental for each year of the renewal term shall be (\$ 3,763.80 ) payable in equal monthly installments of Three Hundred Thirteen and 65/100----- DOLLARS (\$ 313.65 ) in advance on the first day of each and every month.
3. Landlord acknowledges receipt of additional security in the sum of \$ 25.67 , making a total security of \$ 313.65
4. As long as the leased premises are subject to the Rent Stabilization Law of the City of New York the Landlord and Tenant agree to be bound by any determination of the Rent Guidelines Board and/or the Conciliation and Appeals Board fixing the maximum rent payable and/or affecting the tenancy during the said renewal term.
5. Except as herein modified, all other terms, covenants and conditions of the Lease dated January 7th , 19 70 shall remain in full force and effect.

Dated, March 7th, 1974.

Flat  
By

[redacted signature box]

[redacted signature box]  
Tenant (L.S.)

b6  
b7C

[redacted signature box]  
Tenant / (L.S.)

60  
8784  
**Agreement of Lease** made the 7th day of January, 1967, 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 Two years, commencing April 1st 1970, and terminating March 31st 1972 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,111.60, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 261.80 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 SIXTY ONE DOLLARS AND EIGHTY 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

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-

Agreement of Lease made the 12th day of August, 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 September 1st 1971, and terminating August 31st 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,525.60, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 293.80 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 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 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 \$ 293.80 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 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 15th day of August, 1968, between

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

as Tenant, b6 b7C

Occupancy

Term

Rent

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. 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 Three years, commencing September 1st 1968, and terminating August 31st 1971, 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.

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 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 SIXTY 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 signs 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 ~~no~~ income

verification

*Rent starting Aug. 1. 69*

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

### Flatbush Patio No. 1 and 2, Inc.

580-590 FLATBUSH AVENUE  
Brooklyn, N.Y. 11214

Date \_\_\_\_\_  
Dep. 150.-  
Bal. Mos. Rent 150.-  
1 Mos. Security 250

### APPLICATION FOR APARTMENT

1. Name [Redacted]  
2. Present Address [Redacted] Phone No. [Redacted]  
3. Business or Employer (firm name) [Redacted] Income [Redacted]

b6  
b7C

Address [Redacted]  
Position [Redacted] Position Held Since 1961 Phone No. 1

4. Present Landlord owner Address [Redacted] Present Rent [Redacted]  
How long a tenant? 15 years Reason for moving better neighborhood

5. Previous Landlord [Redacted] Address [Redacted]  
How long a tenant? 5 years Reason for moving Larger Quarters

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

b6  
b7C

7. Bank Cheney Bank Branch Brooklyn  
Roosevelt Savings Bank Branch Brooklyn  
Address Gate Ave Acct. in name of [Redacted]

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

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

b6  
b7C

Children 1  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_  
In case of emergency - notify [Redacted] [Redacted]

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

Agent [Redacted] Applicant [Redacted]

**NO DOGS ALLOWED**

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

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

8548  
**Agreement of Lease** made the **27th** day of **June**, 1969, 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 **August 1st 1969**, and terminating **July 31st 1972** 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 **\$ TWO HUNDRED AND 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; 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 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**

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. 1, 72

Applicants Must Submit W-2 Forms

No. of Rooms 5  
Apt. No.             
Bldg. No. 590

Date                       
Dep.                       
(Not Less than One Month's Rent)  
Bal. Mcs. Rent                       
1 Mos. Security 345.-

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 1969 Phone No.                     

4. Present Landlord                      Address                      Present Rent: 120.96

How long a tenant? 7 yrs. Reason for moving to move to Petia Gardens (nicer place to live)

5. Previous Landlord                      Address                     

How long a tenant?                      Reason for moving                     

6. References:

a) Name                      Address                      Relationship Bklyn No  
Yes or No                     

b) Name                      Address                      Relationship N.Y.C. No  
Yes or No                     

c) Name                      Address                      Relationship Bklyn. No  
Yes or No                     

7. Bank Walden Savings Bank Branch 125 St + Lexington Ave

Address 125 St. at Lexington Ave Acct. in name of                     

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

9. Intended occupants of apartment:

Adults

Name: self Relationship                     

Name                      Relationship Uncle

Name                      Relationship                     

Children

Name                      Relationship                      Age            Sex           

Name                      Relationship                      Age            Sex           

In case of emergency - notify                     

Recommended By Friend                     

Newspaper

Agent                      Name                       
Applicant                     

DEPOSITS WILL NOT BE REFUNDED

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

Signed by                     

b6  
b7C

b6  
b7C

b6  
b7C



# Applicants Must Submit W-2 Forms

No. of Rooms \_\_\_\_\_

Apt. No. \_\_\_\_\_

Bldg. No. \_\_\_\_\_

Date \_\_\_\_\_

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

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

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

b6  
b7C

## APPLICATION FOR APARTMENT

SOCIAL SECURITY # [REDACTED]

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

2. Present Address [REDACTED] BKLN N.Y 11225 Phone No. [REDACTED]

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

Address [REDACTED] NEWYORK N.Y.C

Position [REDACTED] Position Held Since 1970 Phone No. [REDACTED]

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: \$97.00

How long a tenant? 1970 Reason for moving TO IMPROVE LIVING CONDITION

5. Previous Landlord DWN OWN HOME IN PANAMA Address [REDACTED]

How long a tenant? 4 YEARS Reason for moving [REDACTED]

6. References: [REDACTED]

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

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

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

b6  
b7C

7. Bank CHEMICAL BANK Branch 168 ST BROADWAY.

Address 168 ST BROADWAY Acct. in name of [REDACTED]

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

9. Intended occupants of apartment:

**Adults**  
Name: SELF Relationship \_\_\_\_\_

Name: [REDACTED] Relationship NEPHEW

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

### Children

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

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

In case of emergency - notify [REDACTED] BRKLN NY

b6  
b7C

Recommended By Friend [REDACTED]

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

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

### DEPOSITS WILL NOT BE REFUNDED

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

Signed by [REDACTED]

8  
1120  
**Agreement of Lease** made the 20th day of November, 1972, 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 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 December 1st 1972 and terminating November 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$4,140.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$345.00 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 \$ 345.00 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. 1. 73

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

Apt. No. [Redacted]  
Bldg. No. 590

Date \_\_\_\_\_  
Dep. 350.-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted] 1 Mos. Security 350.-  
P.I.F 700.-

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

2. Present Address WYANDANCH, N.Y. 11798 Phone No. [Redacted]

3. Business or Employer (firm name) [Redacted] Income: [Redacted]  
Address GARDEN CITY, N.Y.

Position [Redacted] Position Held Since 1955 Phone No. [Redacted]

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

How long a tenant? 19 yrs Reason for moving Selling Home

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

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

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

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

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

7. Bank NO ISLAND TRUST CO Branch GARDEN CITY

Address 7th St. Acct in name of [Redacted]

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

9. Intended occupants of apartment:

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

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

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

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

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

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

Recommended By Friend [Redacted]

Agent [Redacted] Applicant [Redacted]

DEPOSITS WILL NOT BE REFUNDED

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

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

b6  
b7C

b6  
b7C

b6  
b7C

# Applicants Must Submit W-2 Forms

No. of Rooms \_\_\_\_\_

Date \_\_\_\_\_

Apt. No. \_\_\_\_\_

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

Bldg. No. \_\_\_\_\_

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

## APPLICATION FOR APARTMENT

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

SOCIAL SECURITY # [Redacted]

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

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

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

Address [Redacted] GARDEN CITY N.Y.

Position [Redacted] Position Held Since 16 YRS Phone No. [Redacted]

4. Present Landlord OWN ALONE Address SAME Present Rent: \_\_\_\_\_

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

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

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

6. References:

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

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

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

7. Bank WELLS FARGO AMERICA Branch HEMPSTEAD N.Y.

Address WEST HEMPSTEAD 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 \_\_\_\_\_

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

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

### Children

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

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

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

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

Newspaper [Redacted]

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

## DEPOSITS WILL NOT BE REFUNDED

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

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

b6  
b7C

b6  
b7C

b6  
b7C

#1893

E

**Agreement of Lease** made the 30th day of November, 1973, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[Redacted]

as Tenant.

b6  
b7c

Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [Redacted] on the [Redacted] floor in premises No. 590 Flatbush Avenue Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only

Term

by the Tenant and his own family and not otherwise, for the term of Two years, commencing December 1st 1973, and terminating November 30th 1975 unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 4,200.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 350.00 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 \$ 350.00 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-

TENT STARS 4.1.74

**Applicants Must Submit W-2 Forms**

No. of Rooms 2 BR

Date 4-2-74

Apt. No.

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

Bldg. No. 590

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

**APPLICATION FOR APARTMENT**

1 Mos. Security 350

SOCIAL SECURITY #

1. Name  S.S. No.  Age

2. Present Address  Phone No.

3. Business or Employer (firm name)  Income

Address  NEW YORK

Position  Position Held Since 17 years Phone No.

4. Present Landlord PATRICIA Address 590 Flatbush Ave Present Rent: 213.27

How long a tenant? 9 YRS Reason for moving NEED MORE ROOM

5. Previous Landlord OWNED HOME Address \_\_\_\_\_

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

6. References:  Address  Any Relationship Yes

a) Name  Address  Any Relationship Yes or No

b) Name  Address  Any Relationship Yes

c) Name  Address  Any Relationship NO

7. Bank CREDIT NEW YORK SAV Branch \_\_\_\_\_

Address 1045 Flatbush Ave Acct. in name of

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

Yes or No Yes or No

9. Intended occupants of apartment:

**Adults**

Name:  Relationship SELF

Name:  Relationship SON

Name:  Relationship MOTHER

**Children**

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

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

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

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

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

**DEPOSITS WILL NOT BE REFUNDED**

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

Signed by

b6  
b7C

b6  
b7C

b6  
b7C

8  
1212  
**Agreement of Lease** made the 1st day of April, 1987, between  
FLATBUSH PATIO I, INC. as Agent for the Landlord, and

*John B. Rudolph*  
*John B. Rudolph* Tenant.

b6  
b7c

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. 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 April 1st 19 74, and terminating March 31st 19 76 unless sooner terminated as hereinafter provided, at the annual rental of \$ 4,200.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 350.00 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 \$ 350.00 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-

MAY 1, 74

2 Bldg. 4 1/2

# Applicants Must Submit W-2 Forms

No. of Rooms \_\_\_\_\_  
Apt. No. \_\_\_\_\_  
Bldg. No. 590

THURS. 10<sup>th</sup>  
4.17

Date \_\_\_\_\_  
Dep. 300  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

b6  
b7C

## APPLICATION FOR APARTMENT

SOCIAL SECURITY # \_\_\_\_\_  
1. Name \_\_\_\_\_ S.S. No. \_\_\_\_\_ Age \_\_\_\_\_  
2. Present Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
3. Business or Employer (firm name) \_\_\_\_\_ Income: \_\_\_\_\_  
Address \_\_\_\_\_ BAYSHORE, N.Y. 11706  
Position \_\_\_\_\_ Position Held Since 10-1973 Phone No. \_\_\_\_\_

1 Mos. Security 300  
P.I.F. 700.00 OK

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 230  
How long a tenant? 3 YRS Reason for moving NEED MORE SPACE  
5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

# ALLOWED

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

b6  
b7C

7. Bank CHASE MANHATTAN Branch \_\_\_\_\_  
Address 25 BOWAY Acct. in name of \_\_\_\_\_

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

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

b6  
b7C

Children  
Name: NONE Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_  
In case of emergency - notify \_\_\_\_\_ (MOTHER) \_\_\_\_\_

Recommended By Friend \_\_\_\_\_  
Newspaper N.Y. 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 \_\_\_\_\_



**Agreement of Lease** made the 24th day of April, 1974, 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 Two years, commencing May 1st 1974, and terminating April 30th 1976 unless sooner terminated as hereinafter provided, at the annual rental of \$ 4,200.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 350.00 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 \$ 350.00 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-

8  
#1508-

**Agreement of Lease** made the 14th day of June, 1973, 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

Occupancy

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

Term

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

Rent

terminated as hereinafter provided, at the annual rental of \$ 4,200.00 payable at the office of the  
landlord or such place as it may designate, in equal monthly installments of \$ 350.00 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 \$ 350.00 ----- 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 JUNE 15.73

**Applicants Must Submit W-2 Forms**

No. of Rooms 2 BDR.  
Apt. No. [ ]  
Bldg. No. 170

Date \_\_\_\_\_  
Dep. 300.-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 350.-

**APPLICATION FOR APARTMENT**

SOCIAL SECURITY # [ ]

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

2. Present Address [ ] Albany N.Y. 11434 Phone No. [ ]

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

Address [ ] Brooklyn, N.Y. 11231

Position [ ] Position Held Since 9/58 Phone No. [ ]

4. Present Landlord [ ] Address [ ] Present Rent: 4185

How long a tenant? 10 years Reason for moving more space, closer to job

5. Previous Landlord [ ] Address [ ]

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

6. References:

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

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

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

7. Bank Bank of New York Branch DeKalb & Fulton

Address Fulton St. & DeKalb Ave. Bklyn. Acct. in name of [ ]

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

9. Intended occupants of apartment:

**Adults**

Name: [ ] Relationship Cousin

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

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

**Children**

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

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

In case of emergency - notify [ ] St. Albans, N.Y.

Recommended By Friend [ ]

Agent [ ] Name [ ]  
Applicant [ ]

**DEPOSITS WILL NOT BE REFUNDED**

Signed by [ ]

b6  
b7C

b6  
b7C

b6  
b7C

# Applicants Must Submit W-2 Forms

No. of Rooms \_\_\_\_\_

Apt. No. \_\_\_\_\_

Bldg. No. \_\_\_\_\_

Date \_\_\_\_\_

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

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

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

## APPLICATION FOR APARTMENT

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

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

2. Present Address \_\_\_\_\_ Brooklyn 11225 Phone No. \_\_\_\_\_

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

Address \_\_\_\_\_ New York N.Y. 10020

Position \_\_\_\_\_ Position Held Since 11/63 Phone No. \_\_\_\_\_

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: \$185

How long a tenant? 11 yrs. Reason for moving larger quarters

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

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

6. References:

a) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship Yes

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

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

7. Bank Chase Manhattan Branch \_\_\_\_\_

Address 30 Rockefeller Plaza, NYC Acct. in name of \_\_\_\_\_

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

Yes or No

Yes or No

9. Intended occupants of apartment:

Adults

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

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

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

Children

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

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

In case of emergency - notify \_\_\_\_\_ Albany, N.Y.

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

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

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

### DEPOSITS WILL NOT BE REFUNDED

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

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

b6  
b7C

b6  
b7C

b6  
b7C

PATCO

" P " Line

Leases

only -

no Applications

Agreement of Lease made the 24th day of February, 1970, 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 Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing March 1st 1970, and terminating February 29th 1972 unless sooner terminated as hereinafter provided, at the annual rental of \$3,036.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 253.00 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 FIFTY-THREE 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-

**Agreement of Lease** made the 29th day of January, 1972, between  
FLATBUSH PATIO I, INC. as Agent for the Landlord, and

[Redacted]

as Tenant.

b6  
b7c

Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [Redacted] on the [Redacted] floor in premises No. 590 Flatbush Avenue 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 March 1st 1972, and terminating February 28th 1974 unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 3,780.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 315.00 each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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 \$ 315.00 ----- 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-



6-P-1  
355

**Agreement of Lease** made the 8th day of July, 1971, between  
**FLATBUSH PATIO L. INC.** as Agent for the Landlord, and

as Tenant.

b6  
b7c

Occupancy  
Term  
Rent

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. 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 1971, and terminating September 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,579.84, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 298.32 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 \$ 298.32 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 29th day of July, 1969, 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 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 October 1st 1969, and terminating September 30th 1971 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,168.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 264.00 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 SEVENTY 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; 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

No ~~no~~ income

verification

RENT STARTS 4. 1. 73

(475.23 CA.)

Applicants Must Submit W-2 Forms

No. of Rooms 2 BEDR  
Apt. No. [ ]  
Bldg. No. ✓ 90

Date 3.20.73  
Dep. 320.-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 320.-

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [ ]

Age 67

1. Name [ ] S.S. No. \_\_\_\_\_  
2. Present Address [ ] Brooklyn NY. Phone No. [ ]  
3. Business or Employer (firm name) [ ] Income [ ]  
Address \_\_\_\_\_  
Position \_\_\_\_\_ Position Held Since June 1972 Phone No. \_\_\_\_\_

4. Present Landlord [ ] Address \_\_\_\_\_ Present Rent: \$115.73  
How long a tenant? 7 years Reason for moving Better Environment  
5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_

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

7. Bank Manhattan Hanover Trust Branch Utica + Lincoln Place  
Address Brooklyn Acct. in name of [ ]

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

9. Intended occupants of apartment:  
**Adults**  
Name: [ ] Relationship wife  
Name: [ ] Relationship grand child daughter  
Name: [ ] Relationship grandson

**Children**  
Name: [ ] Relationship Granddaughter Age [ ] Sex F  
Name: [ ] Relationship grand son Age [ ] Sex M

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

Agent [ ] Applicant [ ]

DEPOSITS WILL NOT BE REFUNDED

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

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

b6  
b7C

b6  
b7C

b6  
b7C

1357  
**Agreement of Lease** made the 29th day of March, 1973 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 Brooklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing April 1st 1973, and terminating March 31st 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,840.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 320.00 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 \$ 320.00 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 August 72

No. of Rooms 2 BRDR.  
Apt. No. 4P  
Bldg. No. 590

2064 CROPSEY AVENUE  
BROOKLYN 14, N. Y.

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
Bal. Mos. Rent 335  
1 Mos. Security 335  
670.-

APPLICATION FOR APARTMENT

- Name Nellie B. Chambers S.S.No. 129-22-2158 Age 56
- Present Address 352 Parkside Ave Phone No. IN 98479
- Business or Employer (firm name) Star Registry Income: 9,600 AFTER TAX  
Address 511 Ave F. Add. Income to Rent Est \$ 5000  
Position R.N. Position Held Since 8 yrs Phone No. GE 80600
- Present Landlord Self Owned Address \_\_\_\_\_ Present Rent: \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving House Sold
- Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving \_\_\_\_\_
- References:  
a) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No  b6  
b) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No  b7C  
c) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship \_\_\_\_\_  
Yes or No
- Bank Metropolitan Savings Branch Formerly Brewort Savings  
Address 128 Fulton St Acct. in name of Nellie B. Chambers
- Do you own a car NO License No. \_\_\_\_\_  
Yes or No

9. Intended occupants of apartment:

**Adults 2**

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

**Children**

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

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

Recommended By Friend \_\_\_\_\_  
Agent \_\_\_\_\_ Name \_\_\_\_\_  
Applicant Nellie B. Chambers

**NO DOGS ALLOWED**

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

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

E  
#1899

**Agreement of Lease** made the 21st day of July, 1972, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

**NELLIE P. CHAMBERS**

as Tenant.

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

Occupancy

the Landlord, Apartment 4-P on the 4th floor in premises No. 590 Flatbush Avenue

Term

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

Rent

August 1st 1972, and terminating July 31st 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 4,020.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 335.00 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 \$ 335.00 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 JULY 1. 71*

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

Apt. No. 4805 F. Ave 580-590 FLATBUSH AVENUE  
Brooklyn, N.Y. 11214

Dep. 150. Cash

Bldg. No. 1500

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



APPLICATION FOR APARTMENT

1 Mos. Security 820. -

1. Name MAYER S. Kaplan, MD Age 62

2. Present Address 5303 Tilden Av Brooklyn Phone No. 342-7254

3. Business or Employer (firm name) above Income 25000

Address 1709 Pitkin Ave Brooklyn N.Y. 11212

Position Self Employed Position Held Since 1951 Phone No. 342-0792

4. Present Landlord above Address 5303 Tilden Present Rent: \_\_\_\_\_

How long a tenant? 197 Reason for moving House too large

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 FLANKIN ST. L.I.C. Any Relationship NO  
Yes or No

c) Name Address Briarcliff NY Any Relationship NO  
Yes or No

7. Bank Manufact Homeowner Trust Branch Pitkin St Branch (32)

Address 358 Stone Av Brooklyn Acct. in name of Mayer S. Kaplan, MD

8. Do you own a car yes License No. 3M2.694  
Yes or No

9. Intended occupants of apartment:

Adults

Name: Mayer S. Kaplan Relationship Self

Name: Relationship

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

Children

Name: Relationship Age Sex M

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

In case of emergency - notify

Recommended By Friend

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

**NO DOGS ALLOWED**

Signed by Mayer Kaplan, MD

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

b6  
b7C

b6  
b7C



9-2  
34  
e

**Agreement of Lease** made the 26th day of April, 1971, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and  
**MAYER S. KAPLAN** [ ] as Tenant.

b6  
b7c

Occupancy

Term

Rent

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment 6-P on the 6th floor in premises No. 590 Flatbush Avenue Borough of B<sup>n</sup>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 **June 1st 1971** and terminating **May 31st 1974** unless sooner terminated as hereinafter provided, at the annual rental of \$ **3,900.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **325.00** 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 \$ **Three Hundred Twenty-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-

RENT STARTS AUG 1, 72

No. of Rooms 2 ROOM  
Apt. No. [Redacted]  
Bldg. No. 590

2064 CROPSEY AVENUE  
BROOKLYN 14, N. Y.

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
Bal. Mos. Rent 315  
1 Mos. Security 315  
I.P. 6.30.

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] Queens N.Y. 11205

Position [Redacted] Position Held Since [Redacted] Phone No. 386-8652

4. Present Landlord [Redacted] Address [Redacted] Present Rent: 102<sup>00</sup>

How long a tenant? 7 years Reason for moving heres Quater Time

5. Previous Landlord [Redacted] Address [Redacted] Bklyn

How long a tenant? 5 years Reason for moving heres Quater Time

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

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

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

7. Bank First National City Branch # 36

Address 37<sup>th</sup> and 5<sup>th</sup> Ave N.Y. Acct. in name of [Redacted]

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

9. Intended occupants of apartment:

Adults

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

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

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

Children

Name: None Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

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

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

Recommended By Friend [Redacted]

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

NO DOGS ALLOWED

Signed by [Redacted]

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

b6  
b7C

b6  
b7C

b6  
b7C

No. of Rooms \_\_\_\_\_

Date \_\_\_\_\_

Apt. No. \_\_\_\_\_

2064 CROPSEY AVENUE  
BROOKLYN 14, N. Y.

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

Bldg. No. \_\_\_\_\_

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

**APPLICATION FOR APARTMENT**

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

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

2. Present Address [Redacted] Phone No. 774-0192

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

Address: [Redacted] New York 10022

Position [Redacted] Position Held Since Oct 1970 Phone No. [Redacted]

4. Present Landlord [Redacted] Address: [Redacted] Present Rent: 102

How long a tenant? 7 Years Reason for moving LARGER QUARTERS

5. Previous Landlord [Redacted] Address: [Redacted] NYC.

How long a tenant? 15 Years with Family Reason for moving Own Apartment  
Just still here

6. References:

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

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

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

7. Bank First National City Branch Park Ave

Address 399 Park Ave NYC Acct. in name of [Redacted]

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

9. Intended occupants of apartment:

**Adults**

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

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

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

**Children**

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

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

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

Recommended By Friend [Redacted]

**Newspaper**

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

Applicant \_\_\_\_\_

**NO DOGS ALLOWED**

Signed by [Redacted]

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

b6  
b7C

b6  
b7C

b6  
b7C

E  
#1903

**Agreement of Lease** made the 21st day of July, 1972, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[Redacted]

as Tenant.

b6  
b7c

Occupancy

Term

Rent

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [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 **August 1st 1972** and terminating **July 31st 1974** unless sooner terminated as hereinafter provided, at the annual rental of \$ **3,780.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **315.00** each in advance on the first day of each calendar month during the term hereof. the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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 \$ **315** 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  
2 YEAR LEASE

Applicants Must Submit W-2 Forms

No. of Rooms 10 P

Apt. No. [Redacted]

Bldg. No. ✓ 90

Date Oct. 16, 1972

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

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

1 Mos. Security 320.-

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [Redacted]

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

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

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

Address [Redacted] Brooklyn, N.Y.

Position [Redacted] Position Held Since July, 1972 Phone No. [Redacted]

4. Present Landlord [Redacted] Address S/A Present Rent: 100.00

How long a tenant? 4 mos Reason for moving \_\_\_\_\_

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

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

6. References:

a) Name [Redacted] Address [Redacted] Any Relationship brother-in-law  
Yes or No late

b) Name [Redacted] Address same as above Relationship friend  
Yes or No late

c) Name [Redacted] Address [Redacted] Any Relationship brother-in-law  
Yes or No late

7. Bank Chemical Bank Branch Bronx

Address 345 E. Fordham Rd. 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 Myself

Name: [Redacted] Relationship Wife

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

Children

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

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

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

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

Agent [Redacted] Applicant [Redacted]

Agent [Redacted] Applicant [Redacted]

NO LONGER ALLOWED

b6  
b7C

b6  
b7C

b6  
b7C

6  
10/74

**Agreement of Lease** made the 17th day of October, 1972 between  
FLATBUSH PATIO I, INC. as Agent for the Landlord, and

[ ] as Tenant.

b6  
b7c

Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. 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 1972, and terminating October 31st 1974 unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 3,840.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 320.00 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 \$ 320.00 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-

RENT STARTS JULY 15 69

No. of Rooms 5 1/2 Flatbush Patio No. 1 and 2, Inc. Date \_\_\_\_\_

Apt. No. \_\_\_\_\_ 580-590 FLATBUSH AVENUE Dep. 40. Cash

Bldg. No. 590 Brooklyn, N.Y. 11214 Bal. Mos. Rent 225

APPLICATION FOR APARTMENT

1 Mos. Security 265  
\$ 790. b6 b7C

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

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

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

Address \_\_\_\_\_ Position \_\_\_\_\_ Position Held Since 1961 Phone No. \_\_\_\_\_

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 132.50

How long a tenant? 3 yrs Reason for moving Need larger apt.

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

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

6. References: a) Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship Yes

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

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

7. Bank Dime Savings Bank of Bklyn Branch Bensonhurst

Address 19 Ave 85 St. Acct. in name of \_\_\_\_\_

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

9. Intended occupants of apartment: Adults

Name: \_\_\_\_\_ Relationship Husband to be (3 weeks)

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

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

Children

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

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

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

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

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

NO DOGS ALLOWED

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

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

32295  
**Agreement of Lease** made the 6th day of June, 1969, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[ ] as Tenant.

b6  
b7c

Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. **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** 1969, and terminating **July 31st** 1972 unless sooner

Rent

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 **two hundred and sixty-five 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-



RENT STARTS FEBRUARY 1969

Flatbush Patio No. 1 and 2, Inc.

580-590 FLATBUSH AVENUE  
Brooklyn, N.Y. 11214

Date \_\_\_\_\_  
Dep. 190.-  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 190.-

Bldg. No. 590

APPLICATION FOR APARTMENT

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

2. Present Address: \_\_\_\_\_ B'klyn Phone No. \_\_\_\_\_

3. Business or Employer (firm name): \_\_\_\_\_ Income \_\_\_\_\_  
Address: \_\_\_\_\_ B'klyn 11213  
Position: \_\_\_\_\_ Position Held Since: 6/66 Phone No. \_\_\_\_\_

4. Present Landlord: \_\_\_\_\_ Address: \_\_\_\_\_ Present Rent: 120.00  
How long a tenant? 2 yrs Reason for moving: family splitting up

5. Previous Landlord: Family Home 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: \_\_\_\_\_ NYC Any Relationship: Yes or No

7. Bank: NHL BK. North America Branch: Eastern Pkwy & Kensington Ave  
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: \_\_\_\_\_

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

**Children**

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

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

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

Recommended By: \_\_\_\_\_  
Newspaper: \_\_\_\_\_

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

NO DOGS ALLOWED

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

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

b6  
b7C

b6  
b7C

b6  
b7C

RENT STARTS JULY 1, 71

No. of Rooms 1 1/2 Flatbush Patio No. 1 and 2, Inc. Date \_\_\_\_\_  
Apt. No. \_\_\_\_\_ 580-590 FLATBUSH AVENUE Dep. \_\_\_\_\_  
Bldg. No. 190 Brooklyn, N.Y. 11214 Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

1 Mos. Security 321.45

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

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

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

Address \_\_\_\_\_ Bklyn, N.Y.  
Position \_\_\_\_\_ Position Held Since 1965 Phone No \_\_\_\_\_

4. Present Landlord \_\_\_\_\_ Present Rent: \$105.00

How long a tenant? 11 1/2 years Reason for moving: old one bad

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

How long a tenant? 2 years Reason for moving: more room

6. References: \_\_\_\_\_

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

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

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

7. Bank Natl. Bank N.A. Branch Eastern Pk. + Kington

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

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

9. Intended occupants of apartment:

Name \_\_\_\_\_ Relationship mother

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

Name: myself Relationship \_\_\_\_\_  
Children

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

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

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

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

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

NO DOGS ALLOWED

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

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

B-5  
12/21/71  
E

**Agreement of Lease** made the 16th day of June, 1971, between

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

[Redacted]

as Tenant.

b6  
b7c

Occupancy

Term

Rent

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [Redacted] 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 1971, and terminating June 30th 1974 unless sooner terminated as hereinafter provided, at the annual rental of \$ 3,857.40, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 321.45 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 \$ **Three Hundred Twenty One Dollars and Forty-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

Applicants Must Submit W-2 Forms

No. of Rooms 2 3/4  
Apt. No. [redacted]  
Bldg. No. 770

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 340

APPLICATION FOR APARTMENT

SOCIAL SECURITY # [redacted]

- Name [redacted] S.S. No. [redacted] Age [redacted]
- Present Address [redacted] Phone No. [redacted]
- Business or Employer (firm name) [redacted] Income [redacted]  
Address [redacted]  
Position [redacted] Position Held Since Sept 1972 Phone No. [redacted]
- Present Landlord [redacted] Address [redacted] Present Rent: \_\_\_\_\_  
How long a tenant? HOUSE OWNER Reason for moving \_\_\_\_\_
- Previous Landlord [redacted] Address [redacted]  
How long a tenant? \_\_\_\_\_ Reason for moving To be nearer to job
- Reference [redacted]  
a) Name [redacted] Address [redacted] Any Relationship NO  
b) Name [redacted] Address [redacted] Any Relationship or No  
c) Name [redacted] Address [redacted] Any Relationship Yes or No
- Bank First State Bank Branch \_\_\_\_\_  
Address [redacted] Acct. in name of [redacted]
- Do you own a car ✓ License No. [redacted] Do you require a garage \_\_\_\_\_  
Yes or No Yes or No

**ALLOWED**

9. Intended occupants of apartment:

**Adults**

Name: [redacted] Relationship \_\_\_\_\_  
 Name: [redacted] Relationship wife  
 Name: \_\_\_\_\_ Relationship \_\_\_\_\_

**Child**

Name [redacted] Relationship Son Age [redacted] Sex M  
 Name [redacted] Relationship Daughter Age [redacted] Sex F

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

E  
#1391

**Agreement of Lease** made the 16th day of April, 1967 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 Brooklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing May 1st 1973, and terminating April 30th 1975 unless sooner terminated as hereinafter provided, at the annual rental of \$ 4,176.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 348.00 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 \$ 348.00 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-

1/1/74  
**Applicants Must Submit W-2 Forms**

No. of Rooms \_\_\_\_\_  
Apt. No. \_\_\_\_\_  
Bldg. No. 4350<sup>ho</sup>

Date \_\_\_\_\_  
Dep. \_\_\_\_\_  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 350.-

b6  
b7C

*Handwritten:* c/f/room

**APPLICATION FOR APARTMENT**

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 1970 Phone No. \_\_\_\_\_
4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 226 mo.  
How long a tenant? 1970 Reason for moving NEED LARGER Apt.
5. Previous Landlord OWNED OWNED HOME Address \_\_\_\_\_  
How long a tenant? 12 years Reason for moving RETIRED
6. References:  
a) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship No  
b) Name \_\_\_\_\_ Address BKLYN, N.Y. Any Relationship No  
c) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship No
7. Bank NO ASHLEY City Branch HOMESTEAD (PENNSYLVANIA)  
Address PENNSYLVANIA LIBERTY Acct. in name of \_\_\_\_\_  
AVE, BKLYN, N.Y. 11207
8. Do you own a car Yes License No. \_\_\_\_\_ Do you require a garage Yes  
Yes or No Yes or No
9. Intended occupants of apartment:

b6  
b7C

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

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

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

b6  
b7C

**Children**

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

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

In case of emergency - notify WIFE

Recommended By Friend ✓

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

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

**DEPOSITS WILL NOT BE REFUND**

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

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

6  
11/12  
**Agreement of Lease** made the 19th day of December, 1967, between  
**FLATBUSH PATIO I, INC.** as Agent for the Landlord, and

[ ] as Tenant.

b6  
b7c

Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. 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 January 1st 1974, and terminating December 31st 1975 unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 4,200.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 350.00 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 \$ 350.00 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-



PATIO 1

" " R " " LINE

Leases

only -

no Applications

4574  
**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 \$ **2,415.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **201.25** 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 **TWO HUNDRED AND ONE 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-

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

Occupancy

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

Term

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

Rent

October 1st 1969, and terminating September 30th 1972 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,415.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 201.25 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 \$ **TWO HUNDRED AND ONE 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; 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-

E 1124  
**Agreement of Lease** made the 25th day of April, 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 July 1st 19 69, and terminating June 30th 19 72 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,688.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 224.00 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 TWENTY-FOUR 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-

b6  
b7c

Leases

+ Applications

no ~~state~~ uncom

verification

*RENT STARTS JUNE 15 1972*

No. of Rooms 3 1/2 Flatbush Patio No. 1 and 2, Inc. Date \_\_\_\_\_  
Apt. No. \_\_\_\_\_ 580-590 FLATBUSH AVENUE Dep 200.00  
Bldg. No. 790 Brooklyn, N.Y. 11214 Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

1 Mos. Security 2.00

b6  
b7C

1. Name \_\_\_\_\_ v. \_\_\_\_\_ Age 45

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

3. Business or Employer (firm name) \_\_\_\_\_ Income \_\_\_\_\_  
Address \_\_\_\_\_ Bklyn New York

Position \_\_\_\_\_ Position Held Since 1968 Phone No \_\_\_\_\_

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: \$14.28

How long a tenant? 3 yrs 6 mths Reason for moving I need a bigger 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 Supervisor  
Yes or No \_\_\_\_\_

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

7. Bank Lincoln Bank Branch West End Ave Bklyn

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

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

9. Intended occupants of apartment:

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

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

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

Children

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

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

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

Recommended By Friend Friend

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

**NO DOGS ALLOWED**

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

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

**Agreement of Lease** made the 7th day of June, 1972, 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 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 19 72, and terminating June 30th 19 74 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)*

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 \$ 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-



RENT STARTS  
AUGUST 1, 72

No. of Rooms 3 1/2

Date \_\_\_\_\_

Apt. No.

2064 CROPSEY AVENUE  
BROOKLYN 14, N. Y.

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

Bldg. No. 90

Bal. Mos. Rent 265

APPLICATION FOR APARTMENT

1 Mos. Security 265

D.P. 30.-

1. Name  S.S. No.  Age

2. Present Address  Phone No.

\* 3. Business or Employer (firm name)  Income   
Address

b6  
b7C

Position  Position Held Since February 1972 Phone No.

4. Present Landlord  Address  Present Rent: \$180  
How long a tenant? 2 years Reason for moving Job Change

5. Previous Landlord  Address   
How long a tenant? 2 yrs 8 months Reason for moving commuting difficulties

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

b6  
b7C

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

c) Name  Address  Bklyn Any Relationship Yes  
Yes or No

7. Bank Trust Co. of New Jersey Branch Bergen & Lafayette  
Address Lafayette St. Jersey City Acct. in name of

8. Do you own a car NO License No. None  
Yes or No

9. Intended occupants of apartment:

Adults

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

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

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

Children

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

Name: None Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify

Recommended By Friend

b6  
b7C

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

\* Previously employed:

NO DOGS ALLOWED

Signed by

ALL APPLICATIONS SUBJECT TO MANAGEMENT'S APPROVAL

Agreement of Lease made the 1st day of August, 1967, between  
FLATBUSH PATIO I, INC. as Agent for the Landlord, and

as Tenant.

b6  
b7c

Occupancy

Term

Rent

Witnesseth: That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. 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 August 1st 1972, and terminating July 31st 1974 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 instalments 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 SEPT. 1. 73

Applicants Must Submit W-2 Forms

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

Date \_\_\_\_\_  
Dep. 30 - Cash  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 100.00  
1 Mos. Security 265

b6  
b7C

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: [Redacted] Phone No.: [Redacted]
4. Present Landlord: [Redacted] Address: Same Present Rent: owner  
How long a tenant? 0 Reason for moving: Better Conditions
5. Previous Landlord: \_\_\_\_\_ Address: \_\_\_\_\_  
How long a tenant? \_\_\_\_\_ Reason for moving: \_\_\_\_\_
6. References:
- a) Name: [Redacted] Address: [Redacted] Any Relationship: BK Lym NY Yes or No
  - b) Name: [Redacted] Address: [Redacted] Any Relationship: BK Lym NY Yes or No
  - c) Name: [Redacted] Address: [Redacted] Any Relationship: BK Lym NY Yes or No
7. Bank: Manufacturers Prsvr Co Branch: 88  
Address: 205 Fulton St. Acct. in name of: [Redacted]
8. Do you own a car yes License No. [Redacted] Do you require a garage \_\_\_\_\_ Yes or No

**RECEIVED**

b6  
b7C

9. Intended occupants of apartment:
- Adults**
- Name: \_\_\_\_\_ Relationship: \_\_\_\_\_
- Name: \_\_\_\_\_ Relationship: \_\_\_\_\_
- Name: \_\_\_\_\_ Relationship: \_\_\_\_\_
- Children**
- Name: None Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_
- Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_
- In case of emergency - notify [Redacted] mother

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

b6  
b7C

Agent: [Redacted] Name: **PATIO GARDENS**  
Applicant: [Redacted] 580-590 FLATBUSH AVENUE

6  
E 11107

**Agreement of Lease** made the 1st 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 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 \$ 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)*

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 \$ 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-

Leases,

Applications

+ income

Verifications

RENO STREETS FEB. 1. 73

### Applicants Must Submit W-2 Forms

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

Date \_\_\_\_\_  
Dep. \$400. - MON. OR.  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 100. -  
1 Mos. Security 250. -  
P.I.F.  
Age \_\_\_\_\_

### APPLICATION FOR APARTMENT

SOCIAL SECURITY [Redacted]

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

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

3. Business or Employer (firm name) [Redacted] Income: \_\_\_\_\_  
Address [Redacted] Position Held Since 1/6/72 Phone No. \_\_\_\_\_

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: \$125.00 (mo.)  
How long a tenant? \_\_\_\_\_ Reason for moving Relative Moving Upstate

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

6. References:

a) Name [Redacted] Address [Redacted] Relationship Brooklyn friend  
Yes or No \_\_\_\_\_

b) Name [Redacted] Address [Redacted] Relationship friend  
Yes or No \_\_\_\_\_

c) Name [Redacted] Address [Redacted] Relationship Cousin  
Yes or No \_\_\_\_\_

7. Bank Chase Manhattan Branch 3rd Ave. N.Y.C.  
Address \_\_\_\_\_ Acct. in name of [Redacted]

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

**NOVED**

**NO**

### 9. Intended occupants of apartment:

Name [Redacted] Relationship Self

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

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

### Children

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

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

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

Recommended By Friend (Yes) \_\_\_\_\_

Agent [Redacted] Applicant [Redacted]

**DEPOSITS WILL NOT BE REFUNDED**

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

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

b6  
b7C

b6  
b7C

b6  
b7C

Agreement of Lease made the 8th day of February, 1973, 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 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 February 1st 1973, and terminating January 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-

# Applicants Must Submit W-2 Forms

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

Date Oct. 18, 1972  
Dep. 265.-  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

## APPLICATION FOR APARTMENT

SOCIAL SECURITY # [ ]

1 Mos. Security 265.-

b6  
b7C

1. Name [ ] S.S. No. [ ] Age [ ]  
2. Present Address [ ] Bklyn. N.Y. Phone No. [ ]  
3. Business or Employer (firm name) [ ] Income: \$16,500.00/Ann  
Address [ ] Brooklyn, New York 11219  
Position [ ] Position Held Since 1971 Phone No. [ ]

4. Present Landlord [ ] Address [ ] Present Rent: [ ]  
How long a tenant? 10 1/2 Years Reason for moving Larger Quarters  
5. Previous Landlord [ ] Address [ ]  
How long a tenant? [ ] Reason for moving [ ]

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

7. Bank NO See Attached Credit Sheet Branch [ ]  
Address [ ] Acct. in name of [ ]

8. Do you own a car Yes License No. 1972 Cadillac Do you require a garage Yes  
Yes or No Lic. No. Yes or No

9. Intended occupants of apartment:  
**Adults**  
Name: None Relationship \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_  
**Children**  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_  
Name: \_\_\_\_\_ Relationship \_\_\_\_\_ Age \_\_\_\_\_ Sex \_\_\_\_\_

In case of emergency - notify [ ]

Recommended By Friend [ ]  
Newspaper New York Times  
Agent [ ] Applic [ ]

b6  
b7C

### DEPOSITS WILL NOT BE REFUNDED

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

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



1051  
**Agreement of Lease** made the 24th day of October, 1972, between  
**FLATBUSH PATIO, 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 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 \$ 3,180.00, 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 June 1.77

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2

Date \_\_\_\_\_

Apt. No. \_\_\_\_\_

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

Bldg. No. 190

Bal. Mos. Rent 200

APPLICATION FOR APARTMENT

1 Mos. Security 200

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

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

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

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

Address \_\_\_\_\_ / Wife: \_\_\_\_\_

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

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 188.03

How long a tenant? 7 yrs Reason for moving better accomedations

5. Previous Landlord NONE Address \_\_\_\_\_

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

6. References: \_\_\_\_\_

a) Name \_\_\_\_\_ Address \_\_\_\_\_ Any Relationship NO

Yes or No

b) Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship NO

Yes or No

c) Name \_\_\_\_\_ Address \_\_\_\_\_ Relationship NO

Yes or No

7. Bank First National City Bank Branch Clinton Ave. Branch

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

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

Yes or No

Yes or No

9. Intended occupants of apartment:

Adults

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

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

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

Children

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

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

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

Recommended By Friend \_\_\_\_\_ Jamaica, N.Y.

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

DEPOSITS WILL NOT BE REFUNDED

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

b6  
b7C

b6  
b7C

b6  
b7C

#1452

Agreement of Lease made the 16th day of May, 1967 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 Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing June 1st 1973, and terminating May 31st 1975 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

b6  
b7c

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; 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-

"S" LINE

PAT 10 /

Leases

only -

no Applications

Agreement of Lease made the 14th day of April, 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 Brooklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing June 1st 1969, and terminating May 31st 1971 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,112.00 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 176.00 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 SEVENTY-SIX 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-

b6  
b7c

4/24/69 # 1035  
Partial Security  
Refund \$ 710

Leases

+ Applications

no ~~income~~ income

verification

*Room 312 JAMES  
JUNE 1, 72*

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

2064 CROPSY AVENUE  
BROOKLYN 14, N. Y.

Date \_\_\_\_\_  
Dep. 100-646  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 290.-

APPLICATION FOR APARTMENT

1. Name \_\_\_\_\_ SS No. \_\_\_\_\_ Age \_\_\_\_\_

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

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

4. Present Landlord \_\_\_\_\_ Address \_\_\_\_\_ Present Rent: 165-170/m  
How long a tenant? 1 year Reason for moving \_\_\_\_\_

5. Previous Landlord \_\_\_\_\_ Address \_\_\_\_\_ BLKyn, N.Y.  
How long a tenant? 2 years Reason for moving bad district

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

7. Bank First national city Bank Branch 96th & Broadway  
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 mother

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

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

**Children**

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

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

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

Recommended By Friend

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

**NO DOGS ALLOWED**

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

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



Agreement of Lease made the 1st day of June, 1967, between  
FLATBUSH PATIO, 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

Occupancy

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  
June 1st 1972, and terminating May 31st 1974 unless sooner

Rent

terminated as hereinafter provided, at the annual rental of \$ 2,880.00, payable at the office of the  
landlord or such place as it may designate, in equal monthly installments of \$ 240.00 each in  
advance on the first day of each calendar month during the term hereof, the first of said installments to be  
paid on the signing of this lease. (Unless this Lease be a Renewal)

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

Payment of  
Rent

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

Repairs and  
Alterations

2. The Tenant will take good care of the demised premises throughout the term herein, and make, as and when  
needed, all repairs in and about the demised premises to the fixtures, and appurtenances as they shall have been 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 \$ 240.00 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 7.1.72

No. of Rooms 3 1/2

Date \_\_\_\_\_

Apt. No. [Redacted]

2064 CROSEY AVENUE  
BROOKLYN 14, N. Y.

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

Bldg. No. 590

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

APPLICATION FOR APARTMENT

1 Mos. Security 250.-

b6  
b7C

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

2. Present Address [Redacted] St. Albans, Queens Phone No. [Redacted]

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

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

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

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

5. Previous Landlord \_\_\_\_\_ Address [Redacted]

How long a tenant? 3 years Reason for moving Relocate to New York

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

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

c) Name [Redacted] Address [Redacted] Any Relationship No  
Yes or No  
Chemical Bank- UN Plaza United Nations Branch

7. Bank FNCB - Broadway at 56th Branch 56th St & Broadway  
Address \_\_\_\_\_ Acct. in name of [Redacted] UN Plaza  
- FNCB

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

9. Intended occupants of apartment:

**Adults**

Name: [Redacted] Relationship wife

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

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

**Children**

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

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

In case of emergency - notify [Redacted]

b6  
b7C

Recommended By Friend [Redacted]

PATIO  
580-590 FLAT  
Agent  
BROOKLYN

Name [Redacted]  
Applicant [Redacted]

RES. MGR. - IN 9-9600

**NO DOGS ALLOWED**

Signed by [Redacted]

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

8  
1834

**Agreement of Lease** made the 15th day of June, 1972, 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

Occupancy

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

Term

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

Rent

July 1st 1972, and terminating June 30th 1974 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-

RENT STARTS  
MAY 1, 1962

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

**FLATBUSH PATIO INC.**  
580 FLATBUSH AVENUE  
BROOKLYN 26, N. Y.

Date \_\_\_\_\_  
Dep. JO - Clerk  
Bal. Mos. Rent 190  
1 Mos. Security 190.-  
330

APPLICATION FOR APARTMENT

- Name: [ ] Age: [ ]
- Present Address: [ ] Phone No: [ ]
- Business or Employer (firm name): [ ] Income: [ ]  
Address: [ ] N.Y.C.  
Position: [ ] Position Held Since: 1964 Phone No.: [ ]
- Present Landlord: [ ] Address: POKES Present Rent: 270.  
How long a tenant? 3 yrs. Reason for moving: LEASE IS UP
- Previous Landlord: [ ] Address: [ ]  
How long a tenant? [ ] Reason for moving: [ ]
- References:
  - Name: [ ] Address: [ ] Any Relationship: BR. YN Yes or No: (No)
  - Name: [ ] Address: [ ] Any Relationship: IN LAW Yes or No: (Yes)
  - Name: [ ] Address: [ ] Any Relationship: SISTER Yes or No: (Yes)

7. Bank IRVING TRUST Branch 21 ST + 5 AVE N.Y.C.  
Address: [ ] Acct. in name of: [ ]

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

9. Intended occupants of apartment:
- Name: [ ] Relationship: WIFE
- Name: [ ] Relationship: [ ]
- 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: [ ]

b6  
b7C

b6  
b7C

b6  
b7C

3-5  
1738  
6

**Agreement of Lease** made the 28th day of April, 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<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 Two years, commencing May 1st 19 71, and terminating April 30th 19 73 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,485.20 payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 207.10 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 Seven Dollars and ten 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-

**Agreement of Lease** made the 14th day of March, 1968, between  
FLATBUSH PATIO I, INC. as Agent for the Landlord, and

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

**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  
May 1st 1968, and terminating April 30th 1971, unless sooner

**Rent**

terminated as hereinafter provided, at the annual rental of \$ 2,280.00, payable at the office of the  
landlord or such place as it may designate, in equal monthly installments of \$ 190.00 each in  
advance on the first day of each calendar month during the term hereof, the first of said installments to be  
paid on the signing of this lease.

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 NINETY 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  
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 4.1.73

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. [Redacted]  
Bldg. No. 570

Date \_\_\_\_\_  
Dep. 260  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_  
1 Mos. Security 260

APPLICATION FOR APARTMENT

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

- Name: \_\_\_\_\_ S.S. No. \_\_\_\_\_
- Present Address: \_\_\_\_\_ Phone No. \_\_\_\_\_
- Business or Employer (firm name): \_\_\_\_\_ Income: \_\_\_\_\_  
Address: \_\_\_\_\_  
Position: \_\_\_\_\_ Position Held Since: 25 yrs. Phone No. \_\_\_\_\_
- Present Landlord: \_\_\_\_\_ Address: \_\_\_\_\_ Present Rent: 263.00  
How long a tenant? 10 years! Reason for moving: Too much space.
- Previous Landlord: \_\_\_\_\_ Address: \_\_\_\_\_  
How long a tenant? 8 years + Reason for moving: more needed
- Reference:
  - Name: \_\_\_\_\_ Address: \_\_\_\_\_ Any Relationship: No  
Yes or No
  - Name: \_\_\_\_\_ Address: \_\_\_\_\_ Any Relationship: No  
Yes or No
  - Name: \_\_\_\_\_ Address: \_\_\_\_\_ Any Relationship: No  
Yes or No
- Bank: Deutsche Savings Branch: DeKalb Ave.  
Address: \_\_\_\_\_ Acct. in name of: \_\_\_\_\_
- Do you own a car Yes. License No. \_\_\_\_\_ Do you require a garage Yes  
Yes or No Yes or No

**NO DOGS**  
**ALL OK**

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

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

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

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

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

DEPOSITS WILL NOT BE REFUNDED

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

b6  
b7C

b6  
b7C

b6  
b7C

E  
#1369

**Agreement of Lease** made the 5th day of April, 1973, 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 Two years, commencing April 1st 1973, and terminating March 31st 1975 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)*

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 \$ 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-



Leases,

Applications

+ income

Verifications

RENT STARTS 4.1.73

Applicants Must Submit W-2 Forms

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

Date March 23, 1973  
Dep. 100.  
(Not Less than One Month's Rent)  
Bal. Mos. Rent 1.50  
1 Mos. Security 2.50  
FTB.

APPLICATION FOR APARTMENT

SOCIAL SECURITY [ ]

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

2. Present Address [ ] Brooklyn N.Y. 11216 Phone No. [ ]

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

Address [ ] wife to be. [ ] Brooklyn N.Y.

Position [ ] Position Held Since Same Annual Income [ ] Phone No. [ ]

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

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

5. Previous Landlord [ ] Address [ ]

How long a tenant? 3 yrs. Reason for moving would like another room

6. Refer [ ] Th. No. [ ]

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

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

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

7. Bank Chase Manhattan Bank Branch [ ]

Address 100 East 42nd Street Acct. in name of [ ]

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

9. Intended occupants of apartment:

Adults

Name: [ ] Relationship Wife

Name: [ ] Relationship [ ]

Name: [ ] Relationship [ ]

Children

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

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

In case of emergency - notify [ ]  
Jamaica, N.Y.

Recommended By Friend [ ]

Newspaper [ ]

Agent [ ] Applicant [ ]

DEPOSITS WILL NOT BE REFUNDED

Signed by [ ]

b6  
b7C

b6  
b7C

b6  
b7C

**Agreement of Lease** made the 5th day of April, 1973, 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 Bklyn City of New York, to be occupied as and for a private dwelling apartment only by the Tenant and his own family and not otherwise, for the term of Two years, commencing April 1st 1973, and terminating March 31st 1975 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-

Jan 15.73

# 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 258.-

## APPLICATION FOR APARTMENT

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

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 1970 Phone No. [Redacted]

4. Present Landlord [Redacted] Address [Redacted] Present Rent: \$200  
How long a tenant? 3 years Reason for moving Need newer apartment

5. Previous Landlord [Redacted] Address [Redacted]  
How long a tenant? 1 year Reason for moving larger Apartment

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

7. Bank Chase Manhattan Branch United Nations Plaza  
Address United Nations Plaza Acct. in name of [Redacted]

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

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

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

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]

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

### DEPOSITS WILL NOT BE REFUNDED

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

Signed by [Redacted]

b6  
b7C

b6  
b7C

b6  
b7C

E.  
1221

**Agreement of Lease** made the 15th day of January, 1967 between

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

[Redacted]

as Tenant.

b6  
b7c

Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [Redacted] on the [Redacted] floor in premises No. 590 Flatbush Avenue Borough of Bklyn City of New York, to be occupied as and for a private dwelling apartment only

Term

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

Rent

February 1st 1973, and terminating January 31st 1975 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)

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

Signs

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

Assignment

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

Fire Clause

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

Fire Damage

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

RENT STARTS 3.15.74

Applicants Must Submit W-2 Forms

No. of Rooms 3 1/2  
Apt. No. [ ]  
Bldg. No. 190

Date \_\_\_\_\_  
Dep. 200.00  
(Not Less than One Month's Rent)  
Bal. Mos. Rent \_\_\_\_\_

APPLICATION FOR APARTMENT

1. Name: [ ] SOCIAL SECURITY 270.59 S.S. No. [ ] Age [ ]  
2. Present Address: [ ] Phone No. [ ]  
3. Business or Employer (firm name): [ ] Income: [ ]  
Address: [ ] Position: [ ] Position Held Since: Jan 1974 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: \_\_\_\_\_  
b) Name: [ ] Address: [ ] Any Relationship: Father  
c) Name: [ ] Address: [ ] Any Relationship: \_\_\_\_\_

7. Bank: Chemical Bank Branch: 1  
Address: 10 Maiden Lane (Pearl St.) Acct. in name of: [ ]

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

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

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

In case of emergency - notify [ ] Tel: [ ]

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: [ ]

9  
T 2113  
**Agreement of Lease** made the 12th day of March, 1987, 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

Term

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

Rent

April 1st 1974, and terminating March 31st 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, 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 \$ 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 SPONSORS DEC. 1.

No. of Rooms 1 Bedroom

Applicants Must Submit W-2 Forms

Date 8/30/73

Apt. No. [Redacted]

*IN THE MAIL*

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

Bldg. No. 540

Bal. Mos. Rent

APPLICATION FOR APARTMENT

1 Mos. Security 270-

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] Home: [Redacted]

Address [Redacted] BKLYN N.Y.

Position [Redacted] Position Held Since 8/2URS Phone No. [Redacted]

4. Present Landlord [Redacted] Address [Redacted] Present Rent: 162

How long a tenant? 11 YRS. Reason for moving [Redacted]

5. Previous Landlord FAMILY HOME Address [Redacted]

How long a tenant? ✓ 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 DIME'S Branch DEKALB - DOWNTOWN BKLYN

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

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

9. Intended occupants of apartment:

Adults  
Name: [Redacted] Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

Name: [Redacted] Relationship [Redacted]

Children

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

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

In case of emergency - notify [Redacted]

Recommended By Friend [Redacted]

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

DEPOSITS WILL NOT BE REFUNDED

Signed by [Redacted]

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

b6  
b7C

b6  
b7C

b6  
b7C



Agreement of Lease made the 14th day of November, 1963 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 Bklyn City of New York, to be occupied as and for a private dwelling apartment only

Term

by the Tenant and his own family and not otherwise, for the term of Two years, commencing  
December 1st 1973, and terminating November 30th 1975 unless sooner

Rent

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 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 \$ 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; 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 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-

b6  
b7c

RATIO 1

" T LINE

Leases

only -

no Applications

**Agreement of Lease** made the 26th day of March, 1969, between  
FLATBUSH PATIO I, INC. as Agent for the Landlord, and

[ ] as Tenant.

b6  
b7c

Occupancy

**Witnesseth:** That the Landlord hereby leases to the Tenant and the Tenant hereby hires from the Landlord, Apartment [ ] on the [ ] floor in premises No. 590 Flatbush Avenue

Term

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

Rent

June 1st 1969, and terminating May 31st 1971 unless sooner terminated as hereinafter provided, at the annual rental of \$ 2,184.00, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ 182.00 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 EIGHTY-TWO 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-

9/25/69 # 1037  
Partial Security  
Returned 8/8/70

6  
8571  
**Agreement of Lease** made the 1st day of August, 1969, 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 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 **October 1st 1969**, and terminating **September 30th 1971** unless sooner terminated as hereinafter provided, at the annual rental of \$ **2,244.00**, payable at the office of the landlord or such place as it may designate, in equal monthly installments of \$ **187.00** each in advance on the first day of each calendar month during the term hereof, the first of said installments to be paid on the signing of this lease. *(Unless this Lease be a Renewal)*

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

Occupancy  
Term  
Rent  
Payment of Rent

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 EIGHTY-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-

Leases

+ Applications

No ~~no~~ welcome

verification