MAXWELL-KATES, INC.

The Bank Building Condominium Lease Package
300 West 14th Street
New York, N.Y. 10014

ONE COLLATED COPY OF THE PACKAGE MUST BE FORWARDED TO: MAXWELL-KATES, INC.-9 EAST 38TH STREET, - 6TH FLOOR, NEW YORK, NEW YORK 10016. ATTENTION: TRANSFER DEPARTMENT (Incomplete Packages will not be processed or sent to the Board). The Board and/or management reserve the right to seek additional information and/or documentation at any time during the review process. Common charges on the unit must be paid-to-date before the documents are sent to the Board for review. In order to expedite the processing of the Board package, applicant(s) are encouraged to submit a written explanation for any item that warrants additional clarification.

Application Requirements:

1. Notice of Intention to Lease Condominium Unit completed and signed (attached)
2. Complete and Sign attached Rental Application with a Photo ID of all applicants
3. Executed Lease Agreement by all parties
4. Waiver of Right of First Refusal To Lease must be executed by the Unit Owner and tenant(s).
5. Employer letter stating position, salary and length of employment for each applicant
6. House Rules, Window Guard and Credit Check, Window Guard, Lead Paint and Carbon Monoxide Acknowledgements must be executed
7. Two personal reference letters and two business references letters for each applicant named on the lease.

FEES PAYABLE TO MAXWELL-KATES, INC. DUE UPON SUBMISSION OF PACKAGE FOR REVIEW:

1. Credit & criminal report fee-in the amount of $165.00 (non-refundable) per each applicant named on lease made payable to Maxwell-Kates, Inc. payable by tenant.
2. Application processing fee of $300.00 (non-refundable) made payable to Maxwell-Kates, Inc. payable by tenant.
3. Package reproduction and messenger fee of $125.00 (non-refundable) made payable to Maxwell-Kates, Inc. payable by tenant.
4. Waiver of Right of First Refusal fee from unit owner in the amount of $350.00 (non-refundable) made payable to Maxwell-Kates, Inc.

FEES DUE TO THE BANK BUILDING CONDOMINIUM WITH SUBMISSION OF APPLICATION:

1. Move-In deposit of $1,000.00 payable to “The Bank Building Condominium” due from tenant.
2. Move-Out deposit of $1,000.00 payable to “The Bank Building Condominium” due from Unit owner.
NOTICE OF INTENTION TO LEASE
(OWNER'S REQUEST FOR WAIVER OF RIGHT OF FIRST REFUSAL)

New York, 20

The undersigned, being the owner(s) of apartment unit no. in The Bank Building Condominium, New York, New York, hereby notifies the Board of Managers in care of Maxwell-Kates, Inc., as Managing Agent, that the undersigned has received a bona fide offer to LEASE(s) said unit from the below named prospective purchaser(s) or tenant(s) on the terms stated below, and that the undersigned intends to accept such offer.

NAME AND ADDRESS OF PROSPECTIVE TENANT(S): (If a prospective tenant(s) is a corporation, name the designated office, director, stockholder or employer of the corporation who will occupy the apartment unit and for how long a term. The lease must provide that when and if the designated occupant(s) vacate the unit, a new lease package must be completed and sent to the Board, in accordance with the By-Laws pertaining to the Right of First Refusal. No successor designated occupant(s) may occupy the premises until the board has waived their Right of First refusal.

__________________________________________

TERMS OF PROPOSED SALE OR LEASE:

Attached is a true copy of the contract of sale or lease setting forth all the terms of the agreement between the parties.

MONTHLY RENTAL: $ ___________________ LEASE TERM ___________________

ANTICIPATED OCCUPANCY DATE FOR LEASE:

The undersigned hereby submits to the Board this proposed together with the accompanying information concerning the applicant purchaser(s) or tenant(s). In applying for consent to this proposed sale or lease, the undersigned understands that such consent is required by the By-Laws. The undersigned also understands that the information requested is essential to this application. The undersigned authorizes the Board to review and request any credit/criminal reports, references, and any of the information necessary in connection with this application. The undersigned acknowledges and consents to the following terms and conditions.

TERMS AND CONDITIONS ON SALE OR LEASE OF APARTMENTS

Maxwell-Kates, Inc. is acting as Agent for the Board and makes no representation or warranty with respect to the building or the apartment or any act or failure on the part of the Board in connection with this application or in connection with any sale contemplated herein. The Purchaser(s) or tenant(s) take the apartment "as is" unless otherwise specifically stated in the contract of sale or lease.

The undersigned represents that the sale or lease described above shall be made in accordance with the provisions of the By-Laws of the Condominium and agrees to promptly deliver to the Board all such further information with respect to the offer as the Board may reasonably request and to execute all documents required pursuant to law, the By-Laws and this application. The undersigned acknowledges that the Board as waiver period, commencing with the date of receipt of this Notice and delivery of such additional information concerning the offer as the Board may reasonably request to exercise its Right of First Refusal to purchase or lease apartment unit on the terms specified herein and in the By-Laws. The undersigned hereby requests that, if the Board elects to waive or release such Right of First Refusal, it shall deliver to the undersigned a certificate to the effect, pursuant to the provision of the By-Laws.

The parties will have a maximum of thirty (30) days within which to enter into the sale or lease of the unit on the terms above stated after receiving a waiver from the Board.

__________________________________________  ____________________________________________

Name of Individual Owner or Corporation  Name of Individual Owner or Corporation

__________________________________________  ____________________________________________

Signature of Individual Owner or Authorized Officer of Corporation  Signature of Individual Owner or Authorized Officer of Corporation
CONDOMINIUM LEASE APPLICATION

Date of Application ___________ Building address ___________________ Unit# ______

UNIT OWNER(S) INFORMATION

Unit Owner(s):__________________________________________________________

Phone_________________________ Cellphone # ____________________________

Address ___________________________ E-mail address ______________________

Owner's Attorney:____________________ Phone __________________________

Firm Name_________________________ Fax # _____________________________

Address ______________________________________________________________

TENANT(S) INFORMATION (all information must be filled out by any party named on the lease)

Tenant(s) Name(s)1. __________________________________________ 2. __________
(Name(s) must be entered as shown on Lease)

Phone_________________________ Cell# ________________________________

Address ______________________________________________________________

Social Security #1. _____________________________ 2. ______________________

Tenant’s Attorney:____________________ Phone __________________________

Firm Name_________________________ Fax # _____________________________

Address ______________________________________________________________

Tenant's Employer or Business 1. ________________________________

2. ________________________________

Position Held 1. ______________________________ 2. ______________________

Address: 1. ________________________________

Phone __________________ Fax # ________________________________

Business e-mail address ________________________________________________

Proposed Date of Occupancy ______________________ Lease Security__________

Monthly Rent ___________________________ Lease Term __________________

Special Lease conditions _______________________________________________
1. If tenant is a corporation, name or describe the individual(s) to be the occupant(s) of the apartment unit and state for how long a term. A new lease package must be completed and sent to the Board each time occupancy changes.

Name(s) of Designated Occupant(s)______________________________________________________

Relation to Tenant ___________________ Length of Occupancy ________________________________

2. Name of all persons who will reside in the apartment
___________________________________________________________

3. Will there be any business or profession conducted at this unit? YES____ No____

If so, describe the nature of the business or profession__________________________________________

4. Has Applicant(s) or any other occupant(s) who will reside in the apartment, ever occupied another unit at Condominium? If so, in what capacity and reason for termination of Occupancy.
___________________________________________________________

5. DOES TENANT WISH TO MAINTAIN ANY PETS, IF SO, PLEASE SPECIFY:
___________________________________________________________

REFERENCES

RESIDENCY:

Address of Present Residency______________________________________________________________

Date of Occupancy _________________________________________________________________

Present Landlord or Agent _______________________________ Phone________________________

Firm Name __________________________________ Fax #_______________________________

Address
___________________________________________________________

PERSONAL:

a. Name: __________________________________ Phone________________________

Address: ________________________________________________________________

b. Name: __________________________________ Phone________________________

Address: ________________________________________________________________

BUSINESS:

1. Name: __________________________________ Phone:______________________

Address: ________________________________________________________________
FINANCIAL:

a. Bank (Personal Account):

Address:

Phone ___________________________ fax #: ___________________________

Account #: ___________________________ Checking ___ Savings ___ other ___

b. Stock Broker or C. P. A.:

Address:

Phone ___________________________ fax #: ___________________________

Account #: ___________________________

c. For information regarding source of income contact:

Address:

The undersigned hereby submits to the Condominium this proposal together with the accompanying information concerning the undersigned. The undersigned also understands that the information requested is essential to this application. The undersigned agrees to meet in person with representatives of the Condominium if requested to do so, and authorize the Condominium to review and request any credit report, references, and other information necessary in connection with this application. The undersigned acknowledges and consents to the following terms and conditions:

TERMS AND CONDITIONS ON LEASES OF APARTMENTS

1. MAXWELL-KATES, INC. is acting as Agent for the Condominium and makes no representation or warranty with respect to the building or the apartment or to any act or failure to act on the part of the Condominium in connection with this application or in connection with any lease contemplated herein. The leases takes the apartment “as is” unless otherwise specifically stated in the lease.

2. The lessee of a unit takes occupancy subject to the provision of the Condominium declaration and the Condominium’s By-Laws.

3. The Lessee agrees to provide all information and execute all documents required by the Condominium pursuant to law, the By-Laws, and by this application.

4. Parties will have maximum of (30) thirty days within which to enter into the lease of the Unit on the terms above stated after receiving a waiver from Board of Managers.

_________________________  ___________________________
Signature of Tenant  Signature of Tenant
CONDOMINIUM

CONFIDENTIAL CONTACT INFORMATION SHEET
FOR MANAGEMENT OFFICE USE

LESSEE INFORMATION

UNIT NUMBER: _______

ANTICIPATED DATE OF OCCUPANCY: ________________

OCCUPANT INFORMATION:

NAME OF ALL OCCUPANTS: ______________________________________

_________________________________________________________________

_________________________________________________________________

_________________________________________________________________

LESSEE INFORMATION:

LESSEE #1: ______________________________________

WORK PHONE: ____________________  CELL PHONE: ____________________

WORK FAX: ____________________  WORK EMAIL: ____________________

LESSEE #2: ______________________________________

WORK PHONE: ____________________  CELL PHONE: ____________________

WORK FAX: ____________________  WORK E-MAIL: ____________________

EMERGENCY INFORMATION:

EMERGENCY CONTACT NAME: ______________________________________

EMERGENCY CONTACT PHONE: ______________________________________

In the event of an emergency, please be reminded to maintain a set of keys to the unit at the Concierge Desk.
The Bank Building Condominium  
300 West 14th Street  
New York, N.Y. 10014

ACKNOWLEDGEMENT OF HOUSE RULES AND BY-LAWS

I/we have read, understood, approved and acknowledged receipt of the HOUSE RULES and REGULATIONS, and BY-LAWS set forth by the Condominium. I/We give my/our assurance that all members of my/our office and visitors will conform to the RULES and REGULATIONS, and BY-LAWS.

I/We recognize that by acting to the contrary of any terms of the HOUSE RULES and BY-LAWS, I/We shall be in violation of the terms and conditions set forth in the HOUSE RULES and BY-LAWS.

______________________________
Date

______________________________
OCCUPANT

______________________________
OCCUPANT
Criminal/Credit Report Authorization

"I HEREBY AUTHORIZE MAXWELL-KATES, INC TO OBTAIN A CONSUMER REPORT, AND ANY OTHER INFORMATION IT DEEMS NECESSARY, FOR THE PURPOSE OF EVALUATING MY APPLICATION. I UNDERSTAND THAT SUCH INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, CREDIT HISTORY, CIVIL AND CRIMINAL INFORMATION, RECORDS OF ARREST, RENTAL HISTORY, EMPLOYMENT/SALARY DETAILS, VEHICLE RECORDS, LICENSING RECORDS AND/OR ANY OTHER NECESSARY INFORMATION. I HEREBY EXPRESSLY RELEASE MAXWELL-KATES, INC. AND ANY OTHER PROCURER OR FURNISHER OF INFORMATION, FROM ANY LIABILITY WHATSOEVER IN THE USE, PROCUREMENT, OR FURNISHING OF SUCH INFORMATION, AND UNDERSTAND THAT MY APPLICATION INFORMATION MAY BE PROVIDED TO VARIOUS LOCAL, STATE AND/OR FEDERAL GOVERNMENT AGENCIES, INCLUDING WITHOUT LIMITATION, VARIOUS LAW ENFORCEMENT AGENCIES."

Applicant signature: __________________________

Address: __________________________________

Social Security #: ____________________________

Date of Birth: ________________________________

Co-Applicant signature: ________________________

Address: __________________________________

Social Security #: ____________________________

Date of Birth: ________________________________
Notice to Tenant or Occupant

You are required by law to have window guards installed in all windows* if a child 10 years of age or younger lives in your apartment.

Your landlord is required by law to install window guards in your apartment if a child 10 years of age or younger lives in your apartment, OR

if you ask him to install window guards at any time (you need not give a reason).

It is a violation of law to refuse, interfere with installation, or remove window guards where required, or to fail to complete and return this form to your landlord. If this form is not returned promptly, an inspection by the landlord will follow.

CHECK WHICHEVER APPLY:

☐ CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT  ☐ WINDOW GUARDS ARE INSTALLED IN ALL WINDOWS*

☐ NO CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT  ☐ WINDOW GUARDS ARE NOT INSTALLED IN ALL WINDOWS*

☐ I WANT WINDOW GUARDS EVEN THOUGH I HAVE NO CHILDREN 10 YEARS OF AGE OR YOUNGER  ☐ WINDOW GUARDS NEED MAINTENANCE OR REPAIR

☐ WINDOW GUARDS DO NOT NEED MAINTENANCE OR REPAIR

Tenant's Name: ________________________________ (Print) ________________________________ (Address/apt. no.)

Tenant's Name: ________________________________ (Signature) ________________________________

Date

RETURN THIS FORM TO:

Owner/Manager's Name

Owner/Manager's Address

For Further Information Call:
Window Falls Prevention (212) 566-3082/7747

*Except windows giving access to fire escapes or a window on the first floor that is a required means of egress from the dwelling unit.
APPENDIX A

LEASE/COMMENCEMENT OF OCCUPANCY NOTICE FOR PREVENTION OF LEAD-BASED PAINT HAZARDS—INQUIRY REGARDING CHILD

You are required by law to inform the owner if a child under seven years of age resides or will reside in the dwelling unit (apartment) for which you are signing this lease/commencing occupancy. If such a child resides or will reside in the unit, the owner of the building is required to perform an annual visual inspection of the unit to determine the presence of lead-based paint hazards. IT IS IMPORTANT THAT YOU RETURN THIS FORM TO THE OWNER OR MANAGING AGENT OF YOUR BUILDING TO PROTECT THE HEALTH OF YOUR CHILD. If you do not respond to this notice, the owner is required to attempt to inspect your apartment to determine if a child under seven years of age resides there.

If a child under seven years of age does not reside in the unit now, but does come to live in it at any time during the year, you must inform the owner in writing immediately. If a child under seven years of age resides in the unit, you should also inform the owner immediately at the address below if you notice any peeling paint or deteriorated subsurfaces in the unit during the year.

Please complete this form and return one copy to the owner or his or her agent or representative when you sign the lease/commence occupancy of the unit. Keep one copy of this form for your records. You should also receive a copy of a pamphlet developed by the New York City Department of Health and Mental Hygiene explaining about lead-based paint hazards when you sign your lease/commence occupancy.

CHECK ONE: □ A child under seven years of age resides in the unit

□ A child under seven years of age does not reside in the unit.

__________________________________________ (Occupant signature)

Print occupant's name, address and apartment number:_____________________________________________________

__________________________________________ (Owner signature)

RETURN THIS FORM TO: ____________________________________________

__________________________________________ (Owner signature)

OCCUPANT: KEEP ONE COPY FOR YOUR RECORDS

OWNER COPY/OCCUPANT COPY
Carbon Monoxide Affidavit

State of New York
County of New York

The undersigned being duly sworn, deposes and affirms as follows:

1. The undersigned is the unit owner of apartment #_____________________________

at ______________________, New York, (hereinafter, the "Premises") which is being
(Address)
rented to ________________________________________________________________.

2. The Unit Owner is in compliance with Section 378(5) (d) of the Executive Law in that an
operative carbon monoxide detection device has been installed in the Premises.

________________________________________
(Unit Owner)

Date: ___________________________________
SCHEDULE A
RULES AND REGULATIONS OF
THE BANK BUILDING CONDOMINIUM

1. The sidewalks, entrances, passages, public halls, elevator, vestibule, corridors and stairways of the Building shall not be obstructed or used for any other purpose than ingress to and egress from the Units.

2. No article (including, but not limited to garbage cans, bottles or mats) shall be placed in any of the passages, public halls, vestibules, corridors, stairways or landings of the Building, nor shall any fire exit thereof be obstructed in any manner. Nothing shall be hung or shaken from any doors, windows or roofs or placed upon the window sills.

3. Neither occupants nor their guests shall play in the entrances, passages, public halls, elevator, vestibule, corridors or stairways.

4. No public hall or public elevator vestibule shall be decorated or furnished by any Unit Owner in any manner.

5. Each Unit Owner shall keep his or her Unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.

6. No window guards or other window decorations shall be used in or about any Unit, unless otherwise required by law, except such as shall have been approved in writing by the Board of Managers of the Condominium, which approval shall not be unreasonably withheld or delayed.

7. No radio or television aerial shall be attached to or hung from the exterior of the Buildings and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the Buildings except such as are permitted pursuant to the Declaration, the By-Laws or shall have been approved in writing by the Board of Managers, nor shall anything be projected from any window without similar approval.

8. No ventilator or air conditioning device shall be installed in any Unit without the prior written approval of the Board of Managers.

9. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the New York Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Unit Owner's Unit.
10. No baby carriages, bicycles, scooters or similar vehicles shall be allowed to stand in the passages, public halls, vestibule, corridors or other public areas.

11. No Unit Owner shall make or permit any disturbing noises or activity or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or permit to be operated a phonograph or radio or television set or other loud speaker in such Unit Owner’s Unit between midnight and the following 7:00 A.M., if the same shall disturb or annoy other occupants of the Building, and in no event shall practice or suffer to be practiced either vocal or instrumental music between the hours of 10:00 P.M. and the following 9:00 A.M. No construction or repair work or other installation involving noise shall be conducted in any Unit except on weekdays (not including legal holidays) and only between the hours of 8:00 A.M. and 5:00 P.M., unless such construction or repair work is necessitated by an emergency.

12. Dogs, cats or other common household pets, not to exceed two (2) per Unit, may be kept in Residential Units, subject to the rules and regulations adopted by the Board of Managers, including those pertaining to the size of a pet and the permitted level of noise. In no event will any dog be permitted in any portion of the Common Elements unless carried or on a leash.

13. Water-closets and other water apparatus in the Buildings shall not be used for any purpose other than those for which they were designed, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from the misuse of any water-closets or other apparatus in a Unit shall be repaired and paid for by the owner of such Unit.

14. No occupant of the Building shall send any employee of the Condominium or of the managing agent thereof out of the Buildings on any private business.

15. The agents of the Board of Managers or the managing agent, and any contractor or workman authorized by the Board of Managers or the managing agent may enter any room or Unit at any reasonable hour of the day, on at least one day’s prior notice to the Unit Owner, for the purpose of inspecting such Unit for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests; however, such entry, inspection and extermination shall be done in a reasonable manner so as not to unreasonably interfere with the use of such Unit for its permitted purposes.

16. Corridor doors shall be kept closed at all times except when in actual use for ingress or egress to and from public corridors.

17. The Board of Managers or the managing agent may retain a pass-key to each Unit. If any lock is altered or a new lock is installed, the Board or the managing
agent shall be provided with a key thereto immediately upon such alteration or installation. If the Unit Owner is not personally present to open and permit an entry to his or her Unit at any time when an entry therein is necessary or permissible under these Rules and Regulations or under the By-Laws and has not furnished a key to such Board, or such managing agent, then the Board or such managing agent or their agents (but, except in an emergency, only when specifically authorized by an officer of such Board or an officer of the managing agent) may forcibly enter such Unit without liability for damages or trespass by reason thereof (if during such entry reasonable care is given to such Unit Owner's property).

18. Complaints regarding the service of the Buildings shall be made in writing to the Board of Managers or to the managing agent.

19. Any consent or approval given under these Rules and Regulations may be granted, refused, added to, amended or repealed, in the sole discretion of the Board of Managers, at any time by resolution of said Board.

20. Except as permitted under the Declaration and By-Laws, Unit Owners and their families, guests, employees, agents, visitors or licensees shall not at any time or for any reason whatsoever, enter upon or attempt to enter upon the roofs of the Building.

21. Unit Owners shall not cause or permit any unusual or objectionable noise or odors to be produced upon or to emanate from their Units.

22. No Unit Owner or any of his or her agents, servants, employees, licensees or visitors shall at any time bring into or keep in his or her Unit any inflammable, combustible or explosive fluid material, chemical or substance, except as shall be necessary and appropriate for the permitted uses of such Unit.

23. If any key or keys are entrusted by a Unit Owner or by any member of his or her family or by his or her agent, servant, employee of the Board of Managers or of the managing agent, whether for such Unit Owner's Unit or an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such Unit Owner, and neither the board nor the managing agent shall (except as provided above) be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

24. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance of the Condominium or contents thereof without the prior written consent of the Board of Managers. No Unit Owner shall permit anything to be done or kept in his or her Unit or in the Common Elements which will result in the cancellation of insurance on the Building or which would be in violation of any law. No waste shall be committed in the Common Elements.
25. The Residential Units shall be used for residences only, with not more than two (2) adults or one family occupying a Residential Unit at one time, except that any Residential Unit may, in addition, be used for any lawful home occupation (as such term is defined in the New York City Zoning Resolution), provided (i) that such use does not violate zoning regulations or the Certificate of occupancy for the Building, (ii) the prior consent of the Board of Managers is obtained or, in the case of initial Purchasers from the Sponsor or its designee, written notice of such use is given to the managing agent, and (iii) patients, clients or other invitees shall not be permitted for any purpose to wait in any lobby, public hallway or vestibule. Notwithstanding the foregoing, the Sponsor (or its designee) may, without the permission of the Board of Managers or anyone else, retain ownership of one or more units for use as models, sales, or business or administration offices and may place signage of any size in any location on the Property, as determined in the sole discretion of the Sponsor (or such designee), in connection with the sale, management or rental of Units in the Condominium.

26. Unless expressly authorized by the Board of Managers in each case, at least 80% of the floor area of each Unit (excepting only kitchens, pantries, bathrooms, closets and foyers) must be covered with rugs, carpeting or equally effective noise-reducing material.

27. The Board of Managers reserves the right to rescind, alter, waive or add, as to one or more of all occupants, any rule or regulation at any time prescribed for the Buildings when, in the judgment of the Board, the Board deems it necessary or desirable for the reputation, safety, character, security, care, appearance or interests of the building or the preservation of good order therein, or the operation or maintenance of the Buildings or the equipment thereof, or the comfort of the Unit Owners, occupants or others in the Buildings. No rescission, alteration, waiver or addition of any rule or regulation in respect of one Unit Owner or other occupant shall operate as a rescission, alteration or waiver in respect of any other Unit Owner or other occupant.

28. Plantings on terraces and roof gardens shall be contained in boxes of wood lined with metal or other materials impervious to dampness and standing on supports at least two inches from the roof surface, and if adjoining a wall, at least three inches from such wall. Suitable weep holes shall be provided in the boxes to draw off water. In special locations, such as a corner abutting a parapet wall, plantings may be contained in masonry or hollow tile walls which shall be at least three inches from the parapet and flashing, with the floor made of drainage tiles and suitable weep holes at the sides to draw off water. Such masonry planting beds shall not, however, rest directly upon the surface of such balcony or roof but shall stand on supports at least two inches above such surface. It shall be the responsibility of the Unit Owner to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition. Such Unit Owner shall pay the cost of any repairs rendered necessary by or damage caused by such plantings.
29. Unit Owners shall, at their sole cost and expense, comply with all present and future laws, orders and regulations of all state, federal, municipal and local governments, departments, commissions and boards regarding the collection, sorting, separation, recycling and disposal of waste products, garbage, refuse and trash (including, without limitation, medical, regulated or other hazardous waste). Unit Owners shall sort and separate such waste products, garbage, refuse and trash into such categories as provided by law, and in accordance with the rules and regulations adopted by the Board of Managers of the Condominium for the sorting and separating of such designated recyclable materials. Unit Owners shall comply with the requirement to rinse recyclable bottles and containers before placing them in the designated receptacles, in accordance with all applicable law and regulations. The Board reserves the right, where permitted by law, to refuse to collect or accept from Unit Owners any waste products, garbage, refuse or trash which is not separated and sorted as required by law. Unit Owners shall pay all costs, expenses, fines, penalties or damages which may be imposed on the Board of Managers, the Sponsor or any Unit Owner by reason of the Unit Owner's failure to comply with these provisions and, at the Unit Owner's sole cost and expense, the Unit Owner shall indemnify, defend and hold harmless the Board of Managers, the Sponsor and the other Unit Owners (including legal fees and disbursements) from and against any actions, claims and suits arising from the Unit Owner's noncompliance, utilizing counsel reasonably satisfactory to the Board or the Sponsor, as the case may be, if said party so elects. The Unit Owner shall be liable to the Board of Managers for any costs, expenses or disbursements, including legal fees, which may be incurred by the Board in the commencement and/or prosecution of any action or proceedings by the Board against the Unit Owner, predicated upon the Unit Owner's breach of this paragraph. Unit owners are advised that local regulations governing recycling make Unit Owners liable for non-compliance.

Notwithstanding the foregoing, Commercial Unit Owners are required to arrange for collection of their waste products, garbage, refuse and trash at their own cost and expense. All medical waste, regulated waste and hazardous waste shall be separated into red bags or containers or other appropriately labeled bags or containers and removed from the Building and disposed of by an appropriately licensed medical waste hauler.

30. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board of Managers.
CERTIFICATIONS
LEASE OF A CONDOMINIUM UNIT

The Landlord and Tenant agree to lease the Unit and Tenant's interest in the Common Elements located in the Condominium at: (Premises)

<table>
<thead>
<tr>
<th>LANDLORD:</th>
<th>TENANT:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address</strong></td>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Notices</strong></td>
<td><strong>Notices</strong></td>
</tr>
</tbody>
</table>

Unit (and terrace, if any) | Garage space (if any)

Bank

<table>
<thead>
<tr>
<th><strong>Lease date</strong></th>
<th><strong>Term</strong></th>
<th><strong>Yearly Rent</strong> $</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Broker</strong></td>
<td><strong>beginning</strong></td>
<td><strong>Monthly Rent</strong> $</td>
</tr>
<tr>
<td></td>
<td><strong>ending</strong></td>
<td><strong>Security</strong> $</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Garage Fee</strong> $</td>
</tr>
</tbody>
</table>

**Tenant's Insurance** $

Declarant of Condominium: (Declarant)
Name of Condominium: (Declaration)

1. Lease is subject and subordinate

This Lease is subject and subordinate to (A) the By-Laws, Rules and Regulations and Provisions of the Declaration Establishing a Plan for Condominium Ownership of the Premises and (B) Powers of Attorney granted to the Board of Managers, leases, agreements, mortgages, renewals, modifications, consolidations, replacements and extensions to which the Declaration or the Unit are presently or may in the future be subject. Tenant shall not perform any act, or fail to perform any act, or fail to perform any failure or performance to perform would be a violation of or default in the Declaration or a document referred to in (B). Tenant shall not exercise any right or privilege under this Lease, the performance of which would be a default in violation of the Declaration or a document referred to in (B), Tenant must promptly execute any certificate(s) that Landlord requests to show that this Lease is so subject and subordinate. Tenant authorizes Landlord to sign these certificate(s) for Tenant. Tenant acknowledges that Tenant has had the opportunity to read the Declaration of Condominium Ownership for the Unit in question, including the By-Laws, and Tenant agrees to observe and be bound by all the terms contained in it which apply to the occupant or user of the Unit or a user of Condominium common areas and facilities. Tenant agrees to observe all of the Rules and Regulations of the Association and Board of Managers.

2. Lender Changes

Landlord may borrow money from a lender who may request an agreement for changes in this Lease. Tenant shall sign the agreement if it does not change the rent or the Term, and does not alter the Unit.

3. Use

The Unit must be used only as a private residence and for no other reason. Only a party signing this Lease and the spouse and children of that party may use the Unit.

4. Rent, added rent

A. The rent payment for each month must be made on the first day of that month at Landlord's address. Landlord need not give notice to receive the rent. Rent must be paid in full and no amount subtracted from it. The first month's rent is due when Tenant signs this Lease. Tenant may be required to pay other charges to Landlord under the terms of this Lease. They are called "added rent".

Added rent is payable as rent, together with the next monthly rent. If Tenant fails to pay the added rent on time, Landlord shall have the right to terminate this Lease if Tenant fails to pay rent. Payment of rent in installments is for Tenant's convenience only. If Tenant defaults, Landlord may give notice to Tenant that Tenant may no longer pay rent in installments. The entire rent for the remaining part of the Term will then be due and payable.

B. This Lease and the obligation of Tenant to pay rent and perform all of the agreements on the part of Tenant to be performed shall not be affected, impaired or excused, nor shall there be any apportionment or abatement of rent for any reason including, but not limited to, damage to the Unit or inability to use the Common Elements.

5. Failure to give possession

Landlord shall be liable for failure to give Tenant possession of the Unit on the beginning date of the Term. Rent shall be payable as of the beginning of the Term unless Landlord is unable to give possession. Rent shall then be payable as of the date possession is available. Landlord will notify Tenant as to the date possession is available. The ending date of the Term will not change.

6. Security

Tenant has given security to Landlord in the amount stated above. The security has been deposited in the bank named above. Delivery of this Lease is notice of the deposit. If the Bank is not named, Landlord will notify Tenant of the Bank's name and address in which the security is deposited.

If Tenant does not pay rent on time, Landlord may use the security to pay for rent past due. If Tenant fails to perform any other term in this Lease, landlord may use the security for payment of any money Landlord may spend, or damages Landlord suffers because of Tenant's failure. If the Landlord uses the security Tenant shall, upon notice from Landlord, send to Landlord an amount equal to the sum used by Landlord. At all times Landlord is to have the amount of security stated above.

If Tenant fully performs all terms of this Lease, pays rent on time and leaves the Unit in good condition on the last day of the Term, then Landlord will return the security being held.

If Landlord sells or leases the Unit, Landlord may give the security to the buyer or lessee. In that event Tenant will look only to the buyer or lessee for the return of the security. The security is for **"If no broker, insert "None."**

7. Alterations

Tenant must obtain Landlord's prior written consent to install any paneling, flooring, "built-in" decorations, partitions, railings or make alterations or to paint or wallpaper the Unit. Tenant must not change the plumbing, ventilating, air conditioning, electrical or heating systems. If it is content given the alterations and installations shall become the property of Landlord when completed and paid for. They shall remain with and as part of the Unit at the end of the Term. Landlord has the right to demand that Tenant remove the alterations and installations before the end of the Term. The demand shall be by notice, given at least 15 days before the end of the Term. Tenant shall comply with the demand in the Unit at Tenant's own cost. Landlord is not required to do or pay for any work unless stated in this Lease.

If a Mechanic's Lien is filed on the Unit or building for Tenant's failure to pay for alterations or installations in the Unit, Tenant must immediately pay or bond the amount stated in the Lien. Landlord may pay or bond the Lien immediately if Tenant fails to do so within 30 days after Tenant is given notice about the Lien. Landlord's costs shall be added rent.

8. Repairs

Tenant must take good care of the Unit and all equipment and fixtures in it. Tenant must, at Tenant's own cost, make all repairs and replacements whenever the need results from Tenant's act or neglect. If Tenant fails to make a needed repair or replacement, Landlord may do it. Landlord's expense will be added rent. Subject to Tenant's obligations under this Lease, Landlord will require the Association (to the extent that the Association is obligated under the terms of the Declaration of other agreements) to maintain the Unit, or repair any damage to it, except where caused in whole or in part by the act, failure to act, or negligence of Tenant, or Tenant's licensees, invitees, guests, contractors or agents. Tenant must give Landlord prompt notice of repairs needed.

9. Fire, accident, defects, damage

Tenant must give Landlord prompt notice of fire, accident, damage or dangerous or defective condition. If the Unit cannot be used because of fire or other casualty, Tenant is not required to pay rent for the time the Unit is unusable. If the Unit is unusable, Tenant must pay rent for the usable part. Landlord shall have the right to decide which part of the Unit is usable. Landlord need only arrange for the repair of those portions of the Unit to be repaired. Landlord is not required to arrange for the repair or replacement of any equipment, fixtures, furnishings or decorations. Landlord is not responsible for delays due to settling insurance claims, obtaining estimates, labor and supply problems or any other cause not fully under Landlord's control.

If the fire or other casualty is caused by an act or neglect of Tenant or guest of Tenant, or at the time of the fire or casualty Tenant is in default in any term of this Lease, then all repairs will be
made at Tenant's expense and Tenant must pay the full rent with no adjustment. The cost of the repairs will be added rent.

17. Sale of Unit
If the Landlord wants to sell the Unit Landlord shall have the right to do so by giving 30 days notice to Tenant. If Landlord gives Tenant notice that it will not end and Tenant must leave the Unit at the end of the 30 days period in the notice.

18. No liability for property
Neither Landlord, the Association or Board of Managers is liable or responsible for (a) loss, theft, misappropriation or damage to the personal property, or (b) injury caused by the property or its use.

19. Playground, pool, parking and recreation areas
If there is a playground, pool, parking or recreation area, or other common areas, Landlord may give Tenant permission to use it. If Landlord gives permission, Tenant will use the area at Tenant's own risk and must pay all fees Landlord or the Association charges. Landlord is not required to give Tenant permission.

20. Terraces and balconies
The Unit may have a terrace, balcony or some other similar feature. The Landlord reserves the right to require Tenant to keep the terrace or balcony clean and free from snow, ice, leaves and garbage and keep all screens and drains in good repair. No cooking is allowed on the terrace or balcony. Tenant may not plant plants, or install a fence or any addition on the terrace or balcony. If Tenant does, Landlord has the right to remove and store them at Tenant's expense.

21. Correcting Tenant's defaults
If Tenant fails to correct a default after notice from Landlord, Landlord may correct it at Tenant's expense. Landlord's cost to correct the default shall be added rent.

22. Notices
Any notice or statement must be in writing. If to Tenant, it must be delivered or mailed to the Tenant at the Unit. If to Landlord, it must be mailed to Landlord's address. It will be considered delivered on the day mailed or if not mailed, when left at the proper address. A notice must be sent by certified mail with return receipt given to all those persons, each party shall accept notices of the other.

23. Tenant's default
A. Tenant shall give Tenant notice of default. The following are defaults which must be cured by Tenant within the time stated:

1. Failure to pay rent or added rent on time, 3 days
2. Failure to move into the Unit within 15 days after the beginning date of the Term, 5 days
3. Failure to pay rent in arrears under which the Unit may be taken by another party, 5 days
4. Failure to perform any term in any lease between Landlord and Tenant (such as a garage lease), 3 days
5. Improper conduct by Tenant amounting to three days, 5 days
6. Failure to comply with any other term of Rule in the Lease, 5 days

If Tenant fails to cure in the time stated, Landlord may cancel the Lease by giving Tenant a cancellation notice. If Tenant fails to cure, the Landlord may take legal action to cancel the Lease and Landlord may not be liable to Tenant under any other terms of the Lease.

24. Tenant's obligations
A. Tenant must pay all rent and taxes on time. Tenant must not make any alterations or requests to the Building or Unit that are not approved by Landlord.

25. Condemnation
If the Building is condemned by a legal authority, Landlord may, on notice to Tenant, cancel the Lease. If Landlord cancels, Tenant shall not be entitled to any refund of rent for the remaining term of the Lease. Tenant must pay all rent due before the date of cancellation.

26. Tenant's duty to obey laws and regulations
Tenant must, at Tenant's expense, promptly comply with all laws, ordinances, rules, regulations, or directions of all appropriate authorities, Landlord's insurers, Board of Fire Underwriters, or similar groups. Notices received by Tenant from any authority or group must be promptly delivered to Landlord. Tenant will not do anything which may increase Landlord's insurance premiums. If Tenant does, Tenant must pay the increase in premiums as added rent.
collected does not affect Tenant's liability. Landlord has no duty to collect the next tenant's rent. Tenant must continue to pay rent, damages, losses and expenses without offset.

25. Bankruptcy, insolvency

If (i) Tenant assigns property for the benefit of creditors, (ii) Tenant files a voluntary petition or an involuntary petition is filed against Tenant under any bankruptcy or insolvency law, or (iii) Tenant (a) receives notice of the appointment of a receiver or trustee of Tenant's property, or (b) is declared by a court to be insolvent or bankrupt, Landlord may give Tenant 15 days notice of cancellation of the Lease. If any of the above is not fully dismissed within the 30 days, the Lease shall end as of the date stated in the notice. Tenant must continue to pay rent, damages, losses and expenses without offset.

26. No Waiver

Landlord's failure to enforce, or insist that Tenant comply with a term in this Lease is not a waiver of Landlord's rights. Acceptance of rent by Landlord is not a waiver of Landlord's rights. The rights and remedies of Landlord are separate and in addition to each other. The choice of one does not prevent Landlord from using another.

27. Illegality

If a term in this Lease is illegal that term will no longer apply. The rest of this Lease remains in full force.

28. Representations, changes in Lease

Tenant has read this Lease. All promises made by the Landlord are in this Lease. There are no others. This Lease may be changed only by an agreement in writing signed by and delivered to each party.

29. Not to perform

If due to labor trouble, government order, lack of supply, Tenant's act or neglect or any other cause not fully within the Association's reasonable control, the Association, or Board of Managers is delayed or unable to carry out any of its respective obligations, requirements, promises or agreements, if any, this Lease shall not be ended or Tenant's obligations affected in any manner.

30. Limit of recovery against Landlord

Tenant is limited to Landlord's interest in the Unit for payment of a judgment or other court remedy against Landlord.

31. End of Term

At the end of the Term, Tenant must: leave the Unit clean and in good condition; subject to ordinary wear and tear; remove all of Tenant's property and all Tenant's personal belongings; repair any damages to the Unit and Building caused by moving; and restore the Unit to its condition at the beginning of the Term. If the last day of the Term is a Saturday, Sunday or Federal holiday the Tenant shall end on the prior business day.

32. Space "as is"

Tenant has inspected the Unit and Building. Tenant states that they are in good order and repair and that any areas of rooms stated in brochures or plans of the Building or Unit are approximated and subject to change. This Lease is not affected or Landlord liable if the brochures or plans do not show obstructions or are incorrect in any manner.

33. Quiet enjoyment

Subject to the terms of this Lease, as long as Tenant is not in default Tenant may peacefully and quietly have, hold, and enjoy the Unit for the Term.

34. Landlord's consent

If Tenant requests Landlord's consent to any act and such consent is not given, Tenant's only right is to ask the Court to force Landlord to grant the consent. Tenant agrees not to use any claim against Landlord for money or without any cause such consent was not given.

35. Lease binding on

This Lease is binding on Landlord and Tenant and their heirs, distributors, assignees, administrators, successors and lawful assigns.

36. Landlord

Landlord means the owner of the Unit. Landlord's obligations and interests in the Unit are transferred. Any acts Landlord may do may be performed by Landlord's agents.

37. Broker

If the name of a Broker appears in the box at the top of the first page of this Lease, Landlord states that this is the Only Broker that showed the Unit to Tenant. If a Broker's name does not appear Tenant states that no agent or broker showed Tenant the Unit. Tenant will pay Landlord any money Landlord may spend if either statement is incorrect.

38. Paragraph headings

The paragraph headings are for convenience only.

39. Rules

Tenant must comply with these Rules. Notice of new or changed Rules will be given to Tenant. Landlord, the Association or Board of Managers need not enforce Rules against other tenants. Landlord is not liable to Tenant if another tenant violates these Rules. Tenant receives no rights under these Rules:

(1) The comfort or rights of other tenants must not be interfered with. Annoying sounds, smells and lights are not allowed.

(2) No one is allowed on the roof. Nothing may be placed on or attached to fire escapes, sills, windows or exterior walls of the Unit or the building or public areas. Clothes, linens or rugs may not be aired or dried on the Unit or on terraces.

(3) Tenant must give the Landlord keys to all locks. Locks may not be changed or additional locks installed without Landlord's consent. Doors must be locked at all times. Windows must be locked when Tenant is out. All keys must be returned to Landlord at the end of the Term.

(4) Floors of the Unit must be covered with carpets or rugs. Waterbeds or furniture containing liquid are not allowed in the Unit.

(5) Dogs, rats or other animals or pets are not allowed in the Unit or Building. Feeding of birds or animals from the Unit, terraces or public areas is not permitted.

(6) Garbage disposal rules must be followed. Waste bins, vents and plumbing cannot be used for food preparation purposes.

(7) Laundry machines, if any, are used at Tenant's risk and cost. Instructions must be followed. Landlord may stop their use at any time.

(8) Moving furniture, fixtures or equipment must be scheduled with Landlord. Tenant must not send Landlord's employees on personal errands.

(9) Improperly parked cars may be removed without notice at Tenant's cost.

(10) Tenant must not allow the cleaning of the windows or any other part of the Unit or Building from the outside.

(11) Tenant shall conserve energy.

(12) Tenant may not operate manual elevators. Smoking or carrying lighted pipes, cigarettes or cigars is not permitted in elevators. Messengers and trade people must only use service elevators and service entrances.

(13) The entrances, halls and stairways may only be used to go into or leave the Unit.

(14) Professional tenants must not allow patients to wait in public areas.

(15) Inflammable or dangerous things may not be kept or used in the Unit.

(16) No tour of the Unit or Building may be conducted. Tours or open houses are not permitted in Units.

(17) Bicycles, scooters, skate boards or skates may not be kept or used in lobbies, halls or stairways. Carriages and sleds may not be kept in lobbies, halls or stairways.

40. Appliances, etc., included in Lease

The Lease includes only personal property itemized on the annexed schedule called the Personal Property schedule.

41. Definitions

a) "Association" means the Unit Owners Association and/or any organization, whether or not incorporated, whose membership is essentially limited to owners of units in the Condominium or in condominiums located in the vicinity.

b) Words defined in applicable statutes have the meanings therein set forth.

c) "Condominium"— See Heading.

d) "Unit"— See Heading.

e) "Board of Managers"— group of persons selected, authorized to operate and manage and maintain a condominium, as provided by the Condominium Act, and the Declaration.

f) "Building"— See Article I.

[...]

42. Increase in Common Charges and Real Estate Taxes

A. Tenant shall pay to Landlord, as added rent, all increases in Common Charges, Common Expenses and Associations due to the Unit, which exceed those charges, expenses or dues payable on the date of this Lease.

B. Tenant shall pay to Landlord, as added rent, any increase in the Real Estate Taxes (including all equivalent, and/or use and/or supplemental taxes and taxes assessed against the Unit as a substitute for Real Estate Taxes) above the Real Estate Taxes assessed as of the date of this Lease.

43. No Liability

A. Landlord, the Board of Managers, the Association, and their respective agents, contractors and employees, shall not be held liable for injury to any person, or for property damage sustained by Tenant, its licensees, invitees, guests, contractors and agents, or by any other persons for any reason except for negligence of Landlord, the Board of Managers or the Association.

B. Tenant agrees to protect, indemnify and save harmless Landlord, the Board of Managers and the Association from all losses, costs, or damages suffered by reason of any act or occurrence which causes injury to any person or property and is related in any way to the use of the Unit.

44. Automobiles

The use or storage of Tenant's or any other person's automobile whether or not parked or being driven in or about the Building
parking area or garages, if any, shall at all times be at the sole risk of Tenant. Should any employee of the Condominium association Tenant or take part in the parking, moving or handling of Tenant's or any other person's automobile or other property given to the custody of any employee for any reason whatsoever, that employee is considered the agent of Tenant or such other person and not of Landlord, the Condominium, the Board of Managers or the Association and none of them shall be liable to Tenant or to any other person for the acts or omission of any employee or for the loss or of damage to the automobile or any of its contents.

Any vehicle or personal property belonging to Tenant, which in the opinion of Landlord, the Association or Board of Managers is considered abandoned, shall be removed by Tenant within 1 day after delivery of written notice to Tenant. If Tenant does not remove it, Landlord or the Association may remove the property from the area at Tenant's cost.

45. Garage Space

If a garage space is included in this Lease the fee that Tenant must pay Landlord appears in the box at the top of the first page of this Lease. It is payable as added rent. The number of the garage space will also appear in the box. If a garage space number does not appear Tenant states that no garage space is leased to Tenant.

46. Voting

This Lease relates solely to the use and occupancy of the Unit and as specifically stated. This Lease does not include the transfer or exchange of any voting rights nor is it to be construed as reducing Landlord's sole right to vote without restriction, with respect to any matter related to the Unit.

47. No Affirmative Obligations of Landlord

Landlord is not obligated to provide or render any services whatsoever to the Tenant or perform any affirmative obligations under the terms of this Lease. Landlord is not liable for damages or otherwise in the event Tenant suffers them as a result of any act or omission of Landlord or the Association, Board of Managers, or any other party. Landlord shall not be liable to Tenant, its successors, assigns or subtenants with respect to any of the affirmative obligations to be performed by any third party including this Association or Board of Managers under the Declaration and Landlord is released from liability. Tenant must continue to pay all rent and added rent as required under the terms of this Lease in the event of any failure of performance. None of the terms of this Lease shall in any way be affected as a result of that failure. Landlord will use its reasonable efforts (provided at no expense to Landlord) in demanding the performance, by the party obligated, of its obligations under the applicable agreement including any obligation to provide services. Tenant agrees to indemnify and save Landlord harmless from and against any and all claims, liabilities or demands arising from the Declaration or other agreement related to any act, omission or negligence of Tenant.

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Rider Additional terms on page(s) initialed at the end by the parties is attached and made a part of this Lease.

Signatures, effective date Landlord and Tenant have signed this Lease as of the above date. It is effective when Landlord delivers to Tenant a copy signed by all parties.

LANDLORD: TENANT:

__________________________________________

________________________

WITNESS: ________________________________

__________________________________________

GUARANTRY OF PAYMENT

 Guarantor and address

1. Reason for guaranty I know that the Landlord would not rent the Unit to the Tenant unless I guarantee Tenant's performance. I have also requested Landlord to enter into the Lease with the Tenant. I have a substantial interest in making sure the Landlord rents the Premises to the Tenant.

2. Guaranty I guarantee the full performance of the Lease by the Tenant. This Guaranty is absolute and without any condition. It includes, but is not limited to, the payment of rent and other money charges.

3. Changes in Lease have no effect This Guaranty will not be affected by any change in the Lease, whatsoever. This includes, but is not limited to, any extension of time or renewals. The Guaranty will bind me even if I am not a party to these changes.

4. Waiver of Notice I do not have to be informed about any default by Tenant. I waive notice of nonpayment or other default.

5. Performance If the Tenant defaults, the Landlord may require me to perform without first demanding that the Tenant perform.

6. Waiver of Jury trial I give up my right to trial by jury in any claim related to the Lease or this Guaranty.

7. Changes This Guaranty can be amended only by written agreement signed by all parties to the Lease and this Guaranty.

Signatures

GUARANTOR: __________________________________________

____________________

WITNESS: ________________________________

__________________________________________

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EPA and HUD Lead Paint Regulations, Effective September 6, 1996

Landlords must disclose known lead-based paint and lead-based paint hazards of pre-1978 housing to tenants. Use the following BLUMBERG LAW PRODUCTS (800 LAW MART) to comply:

3140 Lead Paint Information Booklet 3141 Lead Paint Lease Disclosure Form

December 6, 1994 for owners of 1 to 4 residential dwellings.

Leases for less than 100 days, 6-bedroom units, elderly and handicapped housing (unless children live there) and housing found to be lead-free by a certified inspector are excluded.