MAXWELL-KATES, INC.

Cooperative Sublease Application

336 East 50th Street Tenants Corp.
336 East 50th Street
New York N.Y. 10022

PLEASE COMPLETE THE SUBLEASE REQUIREMENTS AND SUBMIT ONE (1) ORIGINAL SET AND SEVEN (7) COLLATED COPIES TO MAXWELL-KATES, INC. AT 9 East 38th Street New York, N.Y. 10016 6th floor att: Transfer Department (The Board of Directors and/or its managing agent reserves the right to request any additional information at anytime during the review and interview process).

REQUIREMENTS:

1. Sublease Application filled out in its entirety.
2. Sublease agreement and rider filled out in its entirety.
3. Two (2) Personal Letters of Reference and Two (2) business letters of reference.
4. Letter of reference from current Landlord or Managing Agent.
5. Employer letter stating salary, position and length of employment.
8. Pet rider must be acknowledged.

THE FOLLOWING FEES MUST BE SUBMITTED WITH SUBLEASE PACKAGE:

SUBTENANT’S FEES:

1) PROCESSING FEE - A check made payable to Maxwell-Kates, Inc. for $450.00 (NON-REFUNDABLE) which must be submitted with the Board Package.
2) CREDIT CHECK FEE - A check in the amount of $65.00 (NON-REFUNDABLE) per individual payable to Maxwell-Kates, Inc. to be submitted with the Board package.
3) Move-in fee of $200.00 made payable to 336 East 50th Street Tenants Corp.

SHAREHOLDER’S FEES:

1) Move-out fee of $250.00 made payable to 336 East 50th Street Tenants Corp.
2) Shareholder will be billed a Sublease surcharge of 15% of the maintenance each month.

IMPORTANT:
A) Please note that sublets are authorized for a (twelve) 12-month lease term only.
B) No pets allowed.
APPLICANT'S RELEASE

Re: 336 East 50th Street Tenants Corp.
     336 East 50th Street
     New York, N.Y. 10022

Apt. #: __________

The undersigned applicant(s) is (are) submitting an application to Sublease the above referenced apartment.

Applicant(s) has submitted payment for certain fees including but not limited to fees to check applicants' credit/criminal and to process this application.

Applicant(s) acknowledges that the application to Sublease the apartment may or may not be approved by the Board of Directors of the Cooperative Corporation owning the building in its sole discretion and that if the applicant is not approved, no reason for the disapproval needs to be given. Whether the application is approved or not approved certain costs and expenses will be incurred and the fees described above will not be refunded to the applicant(s).

The applicant(s) releases both the Cooperative Corporation and the managing agent from any liability for the return of these funds incurred in processing the application, and agrees that in the event the applicant seeks recovery of such fees, the applicant shall be liable for all cost and expenses (including attorney's fees) incurred by the Cooperative and/or managing agent.

____________________________________
Applicant Signature

____________________________________
Applicant Signature
336 EAST 50TH STREET TENANTS CORP.
336 East 50th Street
New York, New York

Name and Address of Shareholder

Re: Apartment No.: _____ at 336 East 50th Street
New York, New York (the "Apartment")

Dear

You have asked the Board of Directors of 336 East 50th Street Tenants Corp. (the "Coop") to consent to your subleasing the Apartment. One of the conditions to our consent is that you and the proposed sublessee(s) execute and return this letter to the managing agent for the Coop.

We would like to remind you that under the terms of the Proprietary Lease Section 32(b) for the Apartment, the Coop has the right to receive direct sublease rental payments from the sublessee(s) if the owner of the sublease apartment is in arrears on maintenance payments.

We are strictly enforcing this provision and in the event that you are more than two months in arrears on the maintenance for the Apartment, we will contact the sublessee(s) directly and instruct the sublessee(s) to pay sublease rental directly to the Coop until further directions are given, such direct payments to the Coop shall constitute payments under the sublease for the purpose of satisfying the sublessee(s) obligations under the sublease. By countersigning this letter you and the sublessee(s) confirm that you have been informed of this procedure and agree to it.

We do not mean to imply that we have any doubts about your continued timely payment of maintenance, however, the procedure described above is an important part of our efforts to insure that all shareholders pay their maintenance promptly, thereby enhancing the financial stability of the Coop.
Please countersign this letter and have your sublessee(s) countersign it and return it with other documentation pertaining to the sublease.

We appreciate your cooperation.

Sincerely,

BOARD OF DIRECTORS
of 336 EAST 50TH STREET TENANTS CORP.

THE UNDERSIGNED HEREBY AGREE TO DIRECT PAYMENT OF SUBLEASE RENTAL TO COOP UPON APARTMENT OWNERS' FAILURE TO PAY MAINTENANCE WHEN DUE.

OWNER(S):

______________________________

______________________________

DATE: __________________________

SUBLESSEE(S):

______________________________

______________________________

DATE: __________________________
MAXWELL-KATES, INC.

336 East 50th Street Tenants Corp

Pet Rider

The following is to be acknowledged by prospective purchaser(s) or tenant(s).

It is hereby acknowledged that 336 East 50th Street Tenants Corp does not permit the harboring of pets in the apartments.

________________________________________
Purchaser/Tenant

________________________________________
Purchaser/Tenant

Date: ________________________________
SHAREHOLDER(S) INFORMATION

Date____________________20____

Apartment # __________________________ Original Date of Purchase____________

Purchase Price:____________________

Has this apartment ever been subleased to anyone else prior to the current applicant?____
If so, please indicate dates__________________________________________________

Current Sublease Request Information:

Lease Term: From:____________________To:____________________

Rent: Monthly: $____________________Yearly: $____________________

Shareholder(s):___________________________________________________________

Forwarding Address:_______________________________________________________

Home Phone #: __________________________ Business Phone #:____________________

*******************************************************************************

Broker’s Name: #1.____________________2.____________________

Broker’s Firm: # 1.____________________2.____________________

Broker’s Phone #:1.____________________2.____________________
MAXWELL-KATES, INC.

TENANT(S) GENERAL INFORMATION

PERSONAL INFORMATION

Applicant Full Name:_________________________________________________________

Date of Birth:_________________Social Security #:___________________________

Citizenship:________________________

Co-Applicant Name:________________________________________________________

Date of Birth:_________________Social Security #:___________________________

Citizenship:________________________

Educational and Professional Background:

Applicant:_______________________________________________________________

_______________________________________________________________

Co-Applicant:____________________________________________________________

_______________________________________________________________

RESIDENCY HISTORY:

PRESENT ADDRESS:_________________ Amount of Mo. Rent $ ______________

Present Phone #:__________________________

Length of Time at Present Address:____________________________

Present Landlord or Mortgage Holder:________________________________________

Reason for Moving:______________________________________________________

PREVIOUS ADDRESS:_____________________________________________________

Length of Time at Previous Address:____________________________

Previous Landlord or Mortgage Holder:_______________________________________

Amount of Mo. Rent $ ________________ Reason for Moving:__________________
MAXWELL-KATES, INC.

EMPLOYMENT INFORMATION

Applicant:

Employed by:

Period Employed: _______________ Phone #: ____________________

Employer’s Address: ________________________________

Position Held: ___________________ Supervisor: __________________

Co-Applicant:

Employed by:

Period Employed: _______________ Phone #: ____________________

Employer’s Address: ________________________________

Position Held: ___________________ Supervisor: __________________

If your employer has changed in the last (2) two years indicate on the back of this page, name, address and dates of prior employment.

In case of a personal emergency, Notify:

Name: ________________________________

Address: ________________________________

Relationship: ________________________________

Applicant Signature: ___________________________ Date _____________

Co-Applicant Signature: ___________________________ Date _____________
MAXWELL-KATES, INC.

ANNUAL INCOME STATEMENT

<table>
<thead>
<tr>
<th>Income</th>
<th>Applicant Annual</th>
<th>Co-Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Salaries</td>
<td></td>
<td></td>
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<tr>
<td>Bonus</td>
<td></td>
<td></td>
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<tr>
<td>Commission</td>
<td></td>
<td></td>
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<tr>
<td>Dividend/Interest</td>
<td></td>
<td></td>
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<tr>
<td>Alimony/Child Support</td>
<td></td>
<td></td>
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<tr>
<td>Rental Income</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sale of Capital</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Other (Itemize Separately)

1.                  |                  |
2.                  |                  |
3.                  |                  |
4.                  |                  |
TOTAL INCOME         |                  |

ANNUAL HOUSING EXPENSES

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Projected</th>
</tr>
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<tbody>
<tr>
<td>Rent</td>
<td></td>
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<tr>
<td>Maintenance</td>
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<tr>
<td>Mortgage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Financing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Real Estate Taxes</td>
<td></td>
<td></td>
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<tr>
<td>Loans</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
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<td></td>
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ANNUAL HOUSING EXP:  

Housing/Income Ratio: _____  _____
CREDIT REPORT AUTHORIZATION

In order for you to comply with the provisions of Section 606 of the Fair Credit Reporting Act, I authorize you to retain a Credit Reporting Agency, which agency may obtain, prepare and furnish credit reports concerning me.

I understand that upon request I am entitled to a disclosure of the nature and scope of the Investigation to be requested by you of said Credit Reporting Agency.

----------------------------------  ----------------------------------  ----------------------------------
Applicant's Signature      Social Security #     Date of Birth

----------------------------------  ----------------------------------
Applicant's Signature      Social Security #     Date Of Birth

----------------------------------
Date

9 East 38th Street, 6th Floor, New York, NY 10016
Tel: 212.684.8282   Fax: 212.684.8077   www.maxwellkatesinc.com
HOUSE RULES

336 East 50th Street
New York NY 10021

SHAREHOLDERS OF APARTMENTS IN THIS BUILDING ARE
RESPONSIBLE FOR THE PREMISES WHETHER THEY OCCUPY THEM OR NOT.
OCUPANTS, WHETHER SHAREHOLDERS OR NOT, ARE BOUND BY THESE
HOUSE RULES.

1. The public halls and stairways of the building
shall not be obstructed or used for any purpose other than
ingress to and egress from the apartments in the building.

2. No patient of any doctor who has offices in the
building may be permitted to wait in the lobby.

3. Children may not play in the public halls, gardens,
stairways, or elevator and shall not be permitted on the roof.

4. No public hall above the ground floor of the
building may be decorated or furnished by any occupant in any
manner without the prior consent of all the occupants whose
apartments such hall serves. In the event of disagreement
among such occupants, the board of directors shall decide.
Decoration and care of the ground floor foyer is the sole
responsibility of the board of directors.

5. No occupant shall make or permit any disturbing
noises in the building or do or permit anything to be done
therein which will interfere with the rights, comfort or
convenience of other occupants between the hours of 11:00 p.m.
and 8:00 a.m.

6. Construction, repair work and installations
involving noise shall be conducted between the hours of 8:30
a.m. and 5:00 p.m. weekdays only (legal holidays excluded).

7. No article shall be stored in the halls or on
the stairways and landings, and no article shall be placed
on the windowsills.

8. Nothing shall be hung or shaken from the doors
and windows or in the gardens.

9. Plantings and maintenance of the gardens shall be
done only by the board of directors.
10. No awnings, window air conditioning units or ventilators shall be used in or about the building except as shall have been expressly approved by the board of directors and nothing shall project out of any window without similar approval.

11. No sign, notice, advertisement or illumination shall be displayed at the window or on any part of the building, except as shall have been approved in writing by the board of directors.

12. No bicycles, tricycles, scooters, baby carriages or similar vehicles shall be allowed in the elevator and such vehicles may not stand in the halls, on the stairs or stairway landings, or in the gardens of the building.

13. It is the responsibility of each occupant to know and admit expected messengers and tradespeople to the building, and to guard against admitting unknown people.

14. Toilets and other drains in the building are to be used only for the purposes for which they are intended. The cost of repairing any damage resulting from the misuse of toilets, sinks and bathtub drains shall be paid by the occupant in whose apartment the violation occurred.

15. No bird or other animal shall be kept or harbored in the building without approval of the board of directors, which may revoke permission for cause. All animals must be caged, leashed or carried on the elevator and in public areas.

16. Television reception in Manhattan can be had only by cable and the appropriate aerial has been erected on the roof by the cable company serving Manhattan. The cable company may be called by any subscriber for repairs and its representative given access to the roof. No other aerials may be installed or cable company engaged without board of directors approval. Occupants may not attempt to adjust and repair the antenna themselves.

17. The board of directors shall have the right from time to time to curtail or relocate any space devoted to storage or other purpose.

18. The floors of each apartment must be covered with rugs or carpeting or equally effective noise-reducing material to the extent of at least 80 percent of the floor area of each room, excepting only kitchens, pantries, bathrooms, closets and foyers.

19. No group tour or exhibition of any apartment or its contents may be conducted, or any auction sale be held in any apartment, without the consent of the board of directors.

20. Occupants must keep the windows of their apartments clean. Failing to do this, the board of directors may
advise the occupant in writing that it must be done, and if not accomplished within ten days, have the windows cleaned and bill the occupant for the cost.

21. Complaints regarding the service of the building are to be directed to the managing agent.

22. Garbage and refuse are to be disposed of in the manor prescribed by the board of directors and facilitated by the superintendent. The following rules shall be observed with respect to the compactor:

(a) All wet debris is to be securely wrapped or bagged in small packages to fit easily into the hopper panel.

(b) Debris must be completely drip-free before it leaves the apartment and carried to the compactor in a drip-proof container to be placed into the hopper to drop into the flue for disposal.

(c) No bottles shall be dropped down the hopper, but shall be left on stairway landings in a neat manner.

(d) Cartons, boxes, crates, sticks of wood or other solid matter shall not be stuffed into the hopper opening. Small items of this nature may be left on the stairway landings in a neat manner.

(e) Disposal of bulky items must be arranged with the superintendent.

(f) Under no circumstances should carpet sweepings, oil soaked rags, empty paint or aerosol cans or any other flammable, explosive, highly combustible substances or lighted cigarettes and other smoking materials be thrown into the compactor.

(g) Vacuum cleaner bags must never be emptied into the hopper. Such dust, dirt, etc. is to be wrapped in a securely tied bag or package and placed on the stairway landings.

(h) The superintendent shall be notified of any droppings or moist refuse appearing on the public floors or in corridors.

23. No plantings are to be placed on the roof, unless initiated and maintained by the board of directors.

24. Agents of the board of directors or the managing agent, including contractors and workmen authorized by these bodies, may enter any apartment at any reasonable hour of the day for the purpose of inspection to ascertain whether measures are necessary for desirable control or extermination of any
vermin, insects or other pests. The cost of extermination of carpet beetles shall be borne by the occupant.

25. A shareholder or subtenant moving in or out of 336 East 50th Street must arrange the date and time with the managing agent. A fee of $200, payable to "336 East 50th Street Tenants Corp." must be forwarded to the managing agent before such move takes place. This fee is to cover the ordinary wear and tear engendered by such moves and does not cover any damage done by such move. Damages shall be billed to the offending party.

26. A shareholder or subtenant who is having large pieces of furniture or major appliances delivered or removed must arrange the delivery or pickup with the superintendent in ample time to take the necessary precautions for preservation of the premises.

27. Any consent or approval given under these house rules shall be revocable at any time by the board of directors.

28. These house rules may be revised, amended or repealed at any time by resolution of the board of directors.

These revised HOUSE RULES are hereby approved this 14th day of May, 1987.

BOARD OF DIRECTORS

[Signatures]

President

Secretary

Adopted December 1, 1982
Amended June 15, 1985
MAXWELL-KATES, INC.

HOUSE RULES

I (WE) ACKNOWLEDGE HEREBY MY UNDERSTANDING OF THE HOUSE RULES AND ALL TERMS OF THE PROPRIETARY LEASE STATED HEREIN. I (WE) RECOGNIZE THAT BY ACTING TO THE CONTRARY ON ANY TERMS OF THE PROPRIETARY LEASE AND THE HOUSE RULES I(WE) SHALL BE IN VIOLATION OF TERMS AND CONDITIONS OF THE PROPRIETARY LEASE AND ITS SUPPLEMENTS. I (WE) ALSO STATE THAT I (WE) HAVE READ THE HOUSE RULES OF THE APARTMENT CORPORATION AND GIVE MY (OUR) ASSURANCE THAT ALL MEMBERS OF MY HOUSEHOLD AND GUESTS WILL CONFORM TO THEM.

______________________________
APPLICANT SIGNATURE

______________________________
APPLICANT SIGNATURE
DEPARTMENT OF HEALTH
THE CITY OF NEW YORK

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:

<table>
<thead>
<tr>
<th></th>
<th>CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT</th>
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<tbody>
<tr>
<td></td>
<td>WINDOW GUARDS ARE INSTALLED IN ALL WINDOWS*</td>
</tr>
<tr>
<td></td>
<td>NO CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT</td>
</tr>
<tr>
<td></td>
<td>WINDOW GUARDS ARE NOT INSTALLED IN ALL WINDOWS*</td>
</tr>
<tr>
<td></td>
<td>I WANT WINDOW GUARDS EVEN THOUGH I HAVE NO CHILDREN 10 YEARS OF AGE OR YOUNGER</td>
</tr>
<tr>
<td></td>
<td>WINDOW GUARDS NEED MAINTENANCE OR REPAIR</td>
</tr>
<tr>
<td></td>
<td>WINDOW GUARDS DO NOT NEED MAINTENANCE OR REPAIR</td>
</tr>
</tbody>
</table>

Tenant's Name: ____________________________  (Print)  ____________________________  (Address/Apt. No.)

Tenant's Name: ____________________________  (Signature)  ____________________________  (Date)

RETURN THIS FORM TO:
MAXWELL-KATES, INC.  9 EAST 38TH STREET
6TH FLOOR  NEW YORK, NY 10016

For Further Information Call:
Windows Falls Prevention (212) 788-4269/4270

*Except windows giving access to fire escapes or a window on the first floor that is required means of egress from the dwelling unit.
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor’s Disclosure
(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
   (i) _______ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

   (ii) _______ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
(b) Records and reports available to the lessor (check (i) or (ii) below):

   (i) _______ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
   (ii) _______ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee’s Acknowledgment (initial)
(c) _______ Lessee has received copies of all information listed above.
(d) _______ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent’s Acknowledgment (initial)
(e) _______ Agent has informed the lessor of the lessor’s obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<table>
<thead>
<tr>
<th>Lessor</th>
<th>Date</th>
<th>Lessor</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lessee</td>
<td>Date</td>
<td>Lessee</td>
<td>Date</td>
</tr>
<tr>
<td>Agent</td>
<td>Date</td>
<td>Agent</td>
<td>Date</td>
</tr>
</tbody>
</table>
SUBLEASE AGREEMENT

The parties agree as follows:

Date of this Sublease:

Parties to this Sublease:
Overtenant:
Address for notices:
You, the Undertenant:
Address for notices:

If there are more than one Overtenant or Undertenant, the words "Overtenant" and "Undertenant" used in this Sublease includes them.

Information from Over-Lease:
Landlord:
Address for notices:
Overtenant:
Address for notices:
Date of Over-Lease:

Term:

from: 19 to: 19

A copy of the Over-Lease is attached as an important part of the Sublease.

Term:

1. years: 19 months:Beginning:

ending: 19

Premises rented:

2.

Use of premises:

3. The premises may be used for only.

Rent:

4. The yearly rent is $ . You, the Undertenant, will pay this yearly rent to the Overtenant in twelve equal monthly payments of $. Payments shall be paid in advance on the first day of each month during the Term.

Security:

5. The security for the Undertenant's performance is $. Overtenant states that Overtenant has received it. Overtenant shall hold the security in accordance with Paragraph of the Over-Lease.

Agreement to lease and pay rent:

6. Overtenant sublets the premises to you, the Undertenant, for the Term. Overtenant states that it has the authority to do so. You, the Undertenant, agree to pay the Rent and other charges as required in the Sub-
12. You, the Undertenant, have no authority to contact or make any agreement with the Landlord about the premises or the Over-Lease. You, the Undertenant, may not pay rent or other charges to the Landlord, but only to the Overtenant.

13. Unless otherwise stated, the Sublease is binding on all parties who lawfully succeed to the rights or take the place of the Overtenant or you, the Undertenant. Examples are an assign, heir, or a legal representative such as an executor of your will or administrator of your estate.

14. This sublease can be changed only by an agreement in writing signed by the parties to the Sublease.

<table>
<thead>
<tr>
<th>Signatures:</th>
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<tbody>
<tr>
<td>Witness:</td>
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</tr>
</tbody>
</table>

STATE OF
On
19 before me personally appeared

COUNTY OF
ss.: to me known and known to me to be the individual(s) described in and who executed the foregoing Sublease, and duly acknowledged to me that he executed the same.
336 EAST 50TH STREET TENANTS CORP.
336 East 50th Street
New York, New York

Name and Address of Shareholder


Re: Apartment No.: _____ at 336 East 50th Street
       New York, New York (the "Apartment")

Dear

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We do not mean to imply that we have any doubts about your continued timely payment of maintenance, however, the procedure described above is an important part of our efforts to insure that all shareholders pay their maintenance promptly, thereby enhancing the financial stability of the Coop.
Please countersign this letter and have your sublessee(s) countersign it and return it with other documentation pertaining to the sublease.

We appreciate your cooperation.

Sincerely,

BOARD OF DIRECTORS
of 336 EAST 50TH STREET TENANTS CORP.

THE UNDERSIGNED HEREBY AGREE TO DIRECT PAYMENT OF SUBLEASE RENTAL TO COOP UPON APARTMENT OWNERS'S FAILURE TO PAY MAINTENANCE WHEN DUE.

OWNER(S):

________________________________________

________________________________________

DATE:_______________________________

SUBLESSEE(S):

________________________________________

________________________________________

DATE:_______________________________
## SUBLEASE AGREEMENT

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<table>
<thead>
<tr>
<th>Date of this Sublease:</th>
<th>19</th>
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<td>Overtenant:</td>
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<td>2.</td>
</tr>
<tr>
<td>Use of premises:</td>
<td>3. The premises may be used for only.</td>
</tr>
<tr>
<td>Rent:</td>
<td>4. The yearly rent is $ , You, the Undertenant, will pay this yearly rent to the Over-tenant in twelve equal monthly payments of $ . Payments shall be paid in advance on the first day of each month during the Term.</td>
</tr>
<tr>
<td>Security:</td>
<td>5. The security for the Undertenant’s performance is $ , Overtenant states that Over-tenant has received it. Overtenant shall hold the security in accordance with Paragraph of the Over-Lease.</td>
</tr>
<tr>
<td>Agreement to lease and pay rent:</td>
<td>6. Overtenant sublets the premises to you, the Undertenant, for the Term. Overtenant states that it has the authority to do so. You, the Undertenant, agree to pay the Rent and other charges as required in the Sublease. You, the Undertenant, agree to do everything required of you in the Sublease.</td>
</tr>
<tr>
<td>Notices:</td>
<td>7. All notices in the Sublease shall be sent by certified mail, “return receipt requested”.</td>
</tr>
<tr>
<td>Subject to:</td>
<td>8. The Sublease is subject to the Over-Lease. It is also subject to any agreement to which the Over-Lease is subject. You, the Undertenant, state that you have read and initialed the Over-Lease and will not violate it in any way.</td>
</tr>
<tr>
<td>Overtenant’s duties:</td>
<td>9. The Over-Lease describes the Landlord’s duties. The Overtenant is not obligated to perform the Landlord’s duties. If the Landlord fails to perform, you, the Undertenant, must send the Overtenant a notice. Upon receipt of the notice, the Overtenant shall then promptly notify the Landlord and demand that the Over-Lease agreements be carried out. The Overtenant shall continue the demands until the Landlord performs.</td>
</tr>
<tr>
<td>Consent:</td>
<td>10. If the Landlord’s consent to the Sublease is required, this consent must be received within days from the date of this Sublease. If the Landlord’s consent is not received within this time, the Sublease will be void. In such event all parties are automatically released and all payments shall be refunded to you, the Undertenant.</td>
</tr>
</tbody>
</table>
12. You, the Undertenant, have no authority to contact or make any agreement with the Landlord about the premises or the Over-Lease. You, the Undertenant, may not pay rent or other charges to the Landlord, but only to the Overtenant.

13. Unless otherwise stated, the Sublease is binding on all parties who lawfully succeed to the rights or take the place of the Overtenant or you, the Undertenant. Examples are an assign, heir, or a legal representative such as an executor of your will or administrator of your estate.

14. This sublease can be changed only by an agreement in writing signed by the parties to the Sublease.

OVERTENANT:

..........................................................................................................

..........................................................................................................

You, the UNDERTENANT:

..........................................................................................................

..........................................................................................................

Witness:

..........................................................................................................

..........................................................................................................

STATE OF

On

COUNTY OF ss.:

19 before me personally appeared

to me known and known to me to be the individual(s) described in and who executed the foregoing Sublease, and duly acknowledged to me that he executed the same.

..........................................................................................................

GUARANTY OF PAYMENT WHICH IS PART OF THE SUBLLEASE

Date of Guaranty: 19

Guarantor and address:

Reason for Guaranty:

Guaranty:

1. I know that the Overtenant would not rent the premises to the Undertenant unless I guarantee Undertenant’s performance. I have also requested the Overtenant to enter into the Sublease with the Undertenant. I have a substantial interest in making sure that the Overtenant rents the premises to the Undertenant.

2. The following is my Guaranty:

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

   In addition, I agree to these other terms:

3. This Guaranty will not be affected by any change in the Sublease, whatsoever. This includes, but is not limited to, any extension of time or renewals. The Guaranty will be binding even if I am not a party to these changes.