



WELCOME TO NEWPORT

Your new address will be: **30 RIVER COURT Apt. 1805 JERSEY CITY, NJ 07310**

Approved Apartment Application: The processing of your Apartment application has been completed and approved.

To help prepare you for your move-in, you will receive an email from Moved.com, which is your move-in portal. It contains all the required tasks (setting up utilities, reserving elevators, etc.) needed before picking up your keys on 04/01/2023. If you have any questions regarding the move-in portal, you can contact Support at residents@moved.com. If you have any questions regarding the lease or policies, please contact the management office at 201-626-2053.

			
Tenant's Signature Srajan Garg	Date	Tenant's Signature Meha Mehta	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date

Prior to moving into your new Apartment, please do the following:

1. Authorize entry to your new Apartment for the utility companies.
2. Schedule to pick up your key package at the doorman of your building.

For your convenience we have listed essential telephone numbers:

Parking 1-201-626-3224 Newport Swim and Fitness Center 1-201-626-3161

Building Doormen

Riverside	1 River Court	201-626-5010	Parkside East	30 Newport Parkway	201-626-3156
Atlantic	31 River Court	201-626-2672	Parkside West	40 Newport Parkway	201-626-2045
East Hampton	30 River Court	201-626-3230	Lincoln	204 Tenth Street	201-626-4236
Southampton	20 River Court	201-626-4576	Roosevelt	180 Tenth Street	201-626-4240
Pacific	25 River Drive South	201-626-3531	Aquablu	110 River Drive	201-626-4658
Waterside Square South	35 River Drive South	201-626-2085	Embankment	270 10th Street Drive	201-626-4821
Waterside Square North	55 River Drive South	201-626-3499	Ellipse	25 Park Lane South	201-626-4212
Laguna	45 Park Lane South	201-626-4287	Revetment	310 10th Street	201-626-1902
			Beach	180 River Drive	201-626-4337

For your convenience, we have listed phone numbers for utilities service providers:

PSE&G Utility Company	1-800-436-7734	
Verizon FIOS	1-888-553-1555	
David Leavy – FIOS Specialist	1-201-687-8924	dleavy@vec-agent.com

Office Hours : The management office is open Monday through Friday from 8:00 a.m. to 6:00 p.m. On Saturday, the office hours 10:00 a.m. to 5:00 p.m.

Service Requests : Depending on the nature and urgency of a repair condition, you may request service by using the following means.

- Call the doorman of your building using the telephone directory above.
- Enter a service request via the resident portal.
- Email the building's service desk using the corresponding email addresses:

Riverside	riverside@newportnj.com	Parkside East	parksideeast@newportnj.com
Atlantic	atlantic@newportnj.com	Parkside West	parksidewest@newportnj.com
East Hampton	easthampton@newportnj.com	Lincoln	lincoln@newportnj.com
South Hampton	southampton@newportnj.com	Roosevelt	roosevelt@newportnj.com
Pacific	pacific@newportnj.com	Aquablu	aquablu@newportnj.com
Waterside Square South	watersidesouth@newportnj.com	Embankment	embankment@newportnj.com
Laguna	laguna@newportnj.com	Ellipse	ellipse@newportnj.com
Waterside Square North	watersidenorth@newportnj.com	Revetment	revetment@newportnj.com
		Beach	beach@newportnj.com

PLEASE NOTE THAT WATER LEAKS, GAS LEAKS, ELECTRICAL PROBLEMS OR OTHER EMERGENCIES OF A SIMILAR NATURE MUST BE REPORTED IMMEDIATELY. WE HAVE MAINTENANCE STAFF ON SITE 24 HOURS A DAY TO RESPOND TO EMERGENCIES. Regular maintenance or routine service requests should be responded to within 24 hours. If parts must be ordered or other extenuating circumstances exist, you will be advised of the reason and an estimate as to when the service or repair is expected to be completed.

If you require service in your Apartment, please contact the Management Office or enter a service request via the resident portal. Your request will be forwarded to the Maintenance Department for swift attention.

Should your appliances require maintenance, please contact the Management Office or enter a service request via the resident portal.

Your Apartment is equipped with an incremental heating and cooling device. This unit will provide either heating or air conditioning at your discretion. Complete instructions are provided as part of your welcome package. In short, set the thermostat to the desired temperature, heat or cool, and set the fan speed.

MOVE-IN / MOVE-OUT POLICY

We welcome you as a new tenant of the above referenced Apartment. It is important that you adhere to the following MOVE-IN / MOVE-OUT policy. Please be aware that you may MOVE-IN to the building by making an appointment with the building Management Office, from where you will also pick up your welcome package, which contains your signed Lease Agreement. Your keys can be picked up at the building from the Resident Manager.

MOVE-IN / MOVE-OUT policy requires that you may MOVE-IN and MOVE-OUT Monday through Sunday between the hours of 9:00 a.m. and 7:00 p.m. If you need to use an elevator, you must reserve the elevator in advance.

Please keep in mind that you will be responsible for all damages incurred to the building by you, your moving company, or any other party in connection with your move. Packages in excess of 40 pounds will not be accepted by the concierge and/or into the building. This type of delivery must be scheduled with the front desk of the building as it constitutes a move and shall be accompanied by movers.

Please keep in mind that when you MOVE-OUT, you must turn in your keys to the doorman. We will not consider you to have moved out of the Apartments until the keys are given to the doorman.

RENTAL ACCOUNT INFORMATION

Account/rent details are available by registering and visiting the Resident Portal at www.newportrentalsnj.com/portal. If you have not received your registration code for the Resident Portal, please contact the Management Office by email NewportManagement@newportnj.com or call (201)-626-2053 Monday through Friday between 9AM and 5PM. Please remit your rent on or before the first of each month. This policy is strictly enforced and to avoid collection fees, you should make certain we receive your rent no later than the tenth (10th) of each month.

If you have difficulties understanding the details of your account balance, please contact the Building Representative whose contact information is available in the lobby of your building, or contact the Management Office by email NewportManagement@newportnj.com or call (201)-626-2053.

**** INSURANCE REMINDER:** Please note you must obtain Liability and Renter's Insurance to cover your personal property. Please refer to paragraph 20 of your lease and the Insurance Lease Addendum.

We value your tenancy as well as the opportunity to be of service to you.

Thank you.



APARTMENT LEASE AGREEMENT

THIS IS LEGALLY BINDING CONTRACT THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS. DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND CANCEL THE CONTRACT. SEE THE SECTION ON ATTORNEY REVIEW FOR DETAILS.

TABLE OF CONTENTS

1. PROPERTY	13. YOUR RESPONSIBILITY TO OBEY AND COMPLY WITH ITH LAWS, RULES, REGUKATIONS AND GUIDELINES	23. PUBLIC TAKING
2. LEASE LENGTH	14. SERVICES, FACILITIES AND UTILITIES	24. SUBORDINATION CERTIFICATE AND ACKNOWLEDGMENT
3. RENT	15. OTHER THAN HEAT	25. NOTICES
4. ADDITIONAL RENT	16. HEAT/AIR CONDITIONING	26. NO WAIVER OF LEASE PROVISIONS
5. SECURITY DEPOSIT	17. LANDLORD'S RIGHT TO ENTER THE APARTMENT	27. CONDITION OF APARTMENT/ORAL AGREEMENTS
6. IF YOU ARE UNABLE TO MOVE IN	18. EXTERMINATIMG SERVICES	28. KEYS AND LOCKS
7. USE AND OCCUPANCY	19. SUBLET/ASSIGNMENT	29. MEGANS LAW STATEMENT
8. CARE OF YOUR APARTMENT, THE BUILDING AND CONDUCT	20. LANDLORD'S RIGHT TO TERMINATE LEASE	30. RULES AND REGULATIONS/HOUSE RULES
9. PETS	21. TENANT PROPERTY LOSS, DAMAGES OR INCONVENIENCE AND LANDLORD LIABILITY	31. CAPTIONS/SEVERABILITY
10. LEASE END/MOVE OUT	22. LANDLORD INABILITY TO PROVIDE SERVICES	32. ATTORNEY REVIEW
11. RE-ENTRY ABANDONED PREMISES AND PROPERTY	23. FIRE OR OTHER DISASTERS	33. CERTIFICATE OF REGISTRATION
12. ALTERATIONS/INSTALLATIONS BY TENANT		34. TRUTH IN RENTING STATEMENT
		35. FLOOD ZONE NOTIFICATION
		36. SMOKING
		37. ADDENDUMS

This lease is made on
between you, the Tenant(s)
Occupants:
whose address is
and the Landlord
whose address is

March 19,2023
Srajan Garg and Meha Mehta
66 W 38th St Apt 31C, New York NY, 10018
30 RIVER COURT EAST URBAN RENEWAL COMPANY
c/o Newport Residential Management ("Management Company")
20 River Drive South, Jersey City, NJ 07310

If more than one person executes this Lease as Tenant, each person acknowledges and agrees that his or her obligations under this Lease shall be joint and several. The terms "You" or "Tenant" as used in this Lease shall mean each person named as a Tenant jointly and severally and that the act of or notice to or from any such person with respect to the Tenant's occupancy and use of the Apartment and/or the terms and conditions of this Lease (including, without limitation, the execution by any such person of any document with respect to this Lease and any renewal, extension, expiration, termination, amendment or modification of this Lease) shall be binding upon each of the persons executing this Lease with the same force and effect as if all persons named as Tenant herein had so acted or given or received such notice or executed such documentation. Occupants may live in the apartments so long as the Tenant lives in the apartment. If the Tenant vacates, all occupants must vacate. This lease terminates upon the death of the Tenant.

JURY TRIAL WAIVER

Landlord and Tenant hereby give up and waive their right to trial by jury in any legal action for any dispute and any claim between the parties, which include but are not limited to, any matter concerning or arising from the Lease Agreement, the leased premises, the building and the Newport community. Tenant may choose to consult an attorney regarding this waiver.

Tenant acknowledges that this waiver was knowing and voluntary.

Initial: [Signature] Initial: [Signature] Initial: Initial:
Initial: Initial: Initial: Initial:

1. PROPERTY.
Landlord agrees to Lease to Tenant Apartment Apt. 1805 located at 30 RIVER COURT JERSEY CITY, NJ 07310 ("Apartment" or "Premeses")

2. LEASE LENGTH.
The length of this Lease is 16 Months starting on April 1, 2023 and ending on July 31, 2024.

3. RENT.
Tenant agrees to pay the monthly rent of \$4,700.00, which is due on or before the first day of each month. Rent must be paid at the address indicated on the monthly rent statement. The first month's rent is due upon signing of this Lease. If the Tenant fails to pay the full amount of rent due on or before the tenth (10th) of the month a late charge in the amount of 5% of the monthly rent shall be due as additional rent. In the event the bank returns the rent payment check as unpaid, Tenant will be charged a bounced check fee of Fifty Dollars (\$50.00), which is due as additional rent. Should the rent check be returned by the bank unpaid more than once, the Landlord may demand your payment by certified check or money order. Payments are applied to the oldest outstanding balance.

4. ADDITIONAL RENT.
Any charges, expenses or fees charged to the Tenant by the Landlord are considered additional rent. If the Tenant fail to comply with the Lease resulting in damages, expenses, losses, fees, including legal fees, to the Landlord, the Tenant shall reimburse Landlord for these damages, losses or fees as additional rent with the next installment of monthly rent. The Tenant's failure to reimburse the Landlord will give Landlord the same rights under this Lease as if you failed to pay any other charge.

The tenant hereby agrees to pay the Landlord any and all costs (which include but are not limited to, filing fees, warrant of removal fees, constable fees, expert fees), reasonable attorney's fees and collection expenses which are a result of, arise from and/or relate to enforcement of the lease, breach of any terms of the lease, any ground for eviction under any local, state or federal law, ordinance or regulation or any violation of any local, state or federal law, ordinance or regulation. The Tenant is held responsible for the actions of all occupants, family members, guests, invitees and other persons under the Tenant's control. Pursuant to N.J.S.A. 2A:18-61.66:

IF THE TENANT IS SUCCESSFUL IN ANY ACTION OR SUMMARY PROCEEDING ARISING OUT OF THIS LEASE, THE TENANT SHALL RECOVER ATTORNEY'S FEES OR EXPENSES, OR BOTH, FROM THE LANDLORD TO THE SAME EXTENT THE LANDLORD IS ENTITLED TO RECOVER ATTORNEY'S FEES OR EXPENSES, OR BOTH AS PROVIDED IN THIS LEASE.*

*This provision does not apply to an action or summary proceeding for non-payment of rent in which the Tenant pays all rent currently due and owing on or after the filing of the Complaint but prior to entry of a final judgment and/or whom the Court finds presented no meritorious defense to the Complaint other than said payment.

Such attorney's fees, expenses and court costs shall be considered additional rent. Additional rent shall be due and payable with the next installment of monthly rent. The Landlord has the same rights against the Tenant for failure to pay additional rent as the Landlord has for the Tenant's failure to pay monthly rent.

5. SECURITY DEPOSIT.

The Tenant has deposited **\$2,350.00** with the Landlord as security that the Tenant will comply with all the terms of this Lease and the law. If the security deposit is increased by the Landlord, the Tenant must pay the increase upon demand by the Landlord and the increase is due and collectible as additional rent. If the Tenant complies with this Lease, and if the Tenant returns the Apartment to the Landlord vacant and in the same condition it was in when the Tenant first took occupancy, except for ordinary wear and tear, the Landlord will return to the Tenant the security deposit in accordance with the law. However, if the Tenant does not comply with the Lease and/or causes damage to the Apartment beyond normal wear and tear, the Landlord may keep all or part of the security deposit in order to reimburse the Landlord for any damages, including but not limited to loss of rent resulting from occupancy. The Tenant hereby agrees that the security deposit shall be returned to the Tenant whose name appears on the W9 or W8 when the security deposit was paid.

At the end of the term, the Tenant shall remove all of personal property, repair all damage to the premises and return the Apartment to the Landlord in the same condition as it was at the beginning of the term, except for normal wear and tear. The Tenant must remove wall coverings, mirrors, cabinets, murals and repair all holes in walls and any other condition caused by the Tenant or created during occupancy of the Apartment. In the event a portion of carpeting, tiling, countertop or other item is so damaged requiring replacement, the Tenant hereby understands and agrees that the Landlord will be replacing the entirety of the carpet, tiling, countertop or other item and the Tenant agrees to reimburse the Landlord for the entire replacement cost. The Tenant hereby agrees that the aforesaid costs shall be deducted from the security deposit. Additionally, if there is cleaning that must be done to the Apartment (For example, heavy grease is left on walls, countertops and appliances), Tenant hereby agrees that the Landlord's costs for cleaning shall be deducted from the security deposit. Window blinds are provided to the Tenant at the beginning of the tenancy. Tenant acknowledges that the blinds were provided to Tenant in working order and were not bent or damaged. If, at the termination of the tenancy, the blinds are not returned to the Landlord in the same condition as was provided at the beginning of the tenancy, less normal wear and tear, Tenant shall be responsible to pay the cost of replacement of the blinds and Tenant hereby agrees that cost shall be deducted from the security deposit. When the Tenant vacates, the premises must be left broom clean and you must return all keys to the Landlord.

TENANT ACKNOWLEDGES RECEIPT OF TENANT SECURITY DEPOSIT NOTICE ADVISING OF THE AMOUNT OF SECURITY, THE CURRENT INTEREST RATE, THE TYPE OF ACCOUNT AND THE LOCATION OF THE SECURITY DEPOSIT.

6. IF THE TENANT IS UNABLE TO MOVE IN.

In the event the Landlord cannot let the Tenant move in on the beginning date set forth in this Lease because the Apartment is not ready for occupancy or the prior Tenant is still in possession, the Landlord shall not be liable for such failure and the rent shall be abated and apportioned until the Landlord is able to deliver possession. This Lease will start on the date possession of the Apartment is given to the Tenant and the ending date in paragraph #2 will be changed to a date reflecting the full term of years shown in paragraph #2. If the Landlord is not able to deliver possession to the Tenant within 45 days from the beginning date of the Lease, the Tenant may cancel and terminate the Lease by notifying the Landlord in writing no later than 14 days from the 45th day. If no notice is given, the Lease remains in effect. Upon cancellation by the Tenant under this provision, the Landlord shall not be under any further obligation to the Tenant and the Tenant hereby releases the Landlord and Managing Agent from all liability.

7. USE AND OCCUPANCY.

The Apartment shall only be used as a private residence and shall only be used and occupied by the individuals listed on this Lease and those individuals listed as Occupants. Moreover, all persons listed on the Lease must live in the Apartment. Occupancy of the Apartment is limited to two (2) persons per bedroom plus one (1) person. The Apartment shall not be used for any type of business use, including, commercial, professional or other type of use for any compensation or consideration (including but not limited to rental or exchange such as through AirBnB or similar organization or rental "swap" or exchange) nor for childcare or a babysitting service. See also paragraph 18 of the Lease. Additionally, the Tenant agrees not to list or advertise the Apartment or any portion of the Apartment as being available for short term rental. This prohibition applies to overnight stays or any other stays arranged through AirBnB or any other company or organization which offers similar services as AirBnB. The Tenant shall be responsible for any and all actions of any person(s) who occupy the Apartment in violation of this paragraph as well paragraph 18, in addition to any and all damages, attorney's fees, fines, penalties arising out of, relating to or in connection with violations of these paragraphs.

8. CARE OF YOUR APARTMENT, THE BUILDING AND CONDUCT.

The Tenant shall maintain the Apartment in clean and sanitary condition and take good care of the Apartment and all appliances and equipment in the Apartment. This responsibility includes but is not limited to properly disposing of garbage and opens food containers, keeping the cooking area clean and free of debris and keeping all means of egress, doors, exits and any escape route in the event of a fire clear. Heating appliances and vents must not be blocked by flammable materials. Items shall not be placed close to heaters or other electrical equipment and should not be stacked so high that they can easily fall over and become unstable. Newspapers, magazines and mail should not be stored in bulk as they are highly flammable and could cause fire to spread more rapidly. Items cannot interfere with the ventilation or sprinkler systems.

The Tenant shall not engage in any abusive conduct. Such conduct includes, but is not limited to, harassing behavior, physical violence, assault or verbal abuse committed by the Tenant, an occupant or any agent or an invitee of the Tenant upon any other Tenant, occupant, or resident at the property or the Landlord and any employee or agent of the Landlord.

The Tenant shall not permit or do any damage to the Apartment, Common Areas, to the equipment and facilities in the building, to any property owned by the Landlord or to any property in the Newport Community. The Tenant shall be responsible to pay for any and all such repairs, replacements or damages caused by the Tenant, the occupants, family members, visitors or invitees.

The Tenant shall not engage in objectionable conduct or behavior which makes or will make the Apartment or building less fit to live in for you or other residents and occupants. Objectionable conduct means actions or behavior which interferes with the right of other tenants or residents at the building to enjoy their apartment of the building or causes, engages in conduct or creates conditions that are dangerous, hazardous, unsanitary or detrimental to other tenants in the building, the Tenant, the Tenant's guests, employees and others under the Tenant's control shall not interfere with the maintenance or operation of the building or property.

You, all occupants, members of your household, visitors, agents, employees, invitees and licensees are prohibited from engaging in or conducting any drug related criminal activity, any other illicit and/or illegal activity in the Apartment, in the common areas, in any area on or near the property, on property controlled by the Landlord or in the Newport Community and/or using the Apartment or the Landlord's property for such a purpose. The Tenant, household members, guests and other persons under the Tenant's control shall refrain from the use and/or possession on or near the Landlord's property or in the Newport Community of guns, firearms (operable or inoperable), nunchucks, or similar instruments, blackjacks and explosive devices, unless the Tenant has a legal permit to do so.

The Tenant shall not engage in any behavior, conduct or activity that interferes with the management or operation of the building, property or the Newport community. The Tenant shall comply with all local, state and federal laws, ordinances and regulations which are applicable to the leased premises.

In the event the Tenant violates any provision in this paragraph, the Landlord, in its sole and absolute discretion, may, cure the Tenant's breach or hire a third party to cure the breach and the Tenant shall be responsible to reimburse the Landlord for all attorney's fees, costs and expenses incurred by the Landlord in connection with the breach. Such costs and expenses are due and collectible as additional rent.

9. PETS.

Dogs or animals of any kind shall not be kept or harbored in the Apartment, unless in each instance it be expressly permitted in writing by the Landlord. Fish and birds are strictly prohibited. If permission is granted, Tenant shall execute a Pet Addendum which shall be attached and incorporated herein. If the Tenant has a pet, Tenant shall pay a monthly fee of \$50.00 per month, payable on the 1st of every month, which is due as additional rent. Landlord's consent, if granted, can be revoked by the Landlord at any time.

10. LEASE END/MOVE OUT.

At the expiration of this Lease, the Tenant shall sign an extension or Lease renewal with reasonable changes, if offered by the Landlord. However, offer of a new Lease by the Landlord and execution of the new Lease shall in no way serve as a waiver of the Landlord's rights to pursue any and all claims against you, including but not limited to, claims for unpaid rent, unpaid additional rent, breach of this Lease as well as any cause of action under New Jersey law.

If the Tenant wishes to move out of the Apartment at the expiration of the Lease, the Tenant must provide the landlord with thirty (30) days written notice that the Tenant will be vacating the Apartment. Even if the Landlord serves the Tenant with a Notice to Quit terminating the Lease and offering a new Lease and the Tenant wishes to vacate at the end of the Lease term, the Tenant must still provide the Landlord with thirty (30) calendar days written notice of the Tenant's intent to vacate, notwithstanding the Notice to Quit served by the Landlord upon the Tenant. Tenant hereby agrees that if Tenant fails to serve the proper thirty (30) calendar day written notice on the Landlord that the Landlord shall be entitled to deduct from the security deposit all rent that the Landlord would have collected had the proper thirty (30) calendar day notice been provided. (For example, if on June 10th, the Tenant gives notice that the Tenant will be vacating on June 30th, the Landlord can deduct from the security deposit rent for the month of July because of the Tenant's failure to give thirty (30) calendar days' notice.)

In the event the Tenant holds over beyond the term of the Lease or hold over beyond the date set forth in any lawful notice to quit and vacate, the Landlord may accept payment of money, in the amount of the former rent, as and for the use and occupancy of the premises until the Tenant vacates or is evicted as provided by law. The Landlord's acceptance of said sums of money for use and occupancy shall not be deemed a waiver of any notice to quit or expiration of Lease term, nor shall said acceptance be deemed the continuing of or creation of a tenancy.

Should the Tenant fails to vacate when the Lease is terminated by a Notice to Quit or otherwise or should the Tenant fails to vacate after the Tenant gives notice that the Tenant will vacate (whether or not the Tenant is in breach of this Lease), the Tenant shall be responsible for all damages including broker's fees, attorney's fees and costs flowing from such conduct and such damages shall be deemed collectable as additional rent. The Landlord may also pursue all remedies available at law.

11. RE-ENTRY. ABANDONED PREMISES AND PROPERTY.

If the premises become vacant or abandoned as a result of eviction proceedings or otherwise, the Tenant hereby authorizes the Landlord or the landlord's agent to re-enter the premises and relet the premises.

If after the Tenant has abandoned the premises or the Tenant has been evicted or after the Tenant has given written notice that the Tenant intends to vacate the Apartment and personal property remains in the premises, the Landlord may remove and dispose all of personal property in the Apartment and charge the Tenant all of the costs associated with its removal and disposal in accordance with New Jersey law. These charges shall be deducted from the security deposit.

12. ALTERATIONS/INSTALLATIONS BY TENANT.

The Tenant shall not alter, add to or change the Apartment or any terrace, balcony, appliance, fixture or equipment in any way without the written permission of the Landlord. The Tenant shall not divide or partition the Apartment or install any wall, partition or divider in the Apartment. In the event The Tenant violates any provision in this paragraph, the Landlord, in its sole and absolute discretion, may, on notice to The Tenant cure the breach or hire a third party to cure the breach and The Tenant shall be responsible to reimburse the Landlord for all attorney's fees, costs and expenses incurred by the Landlord in connection with the breach. Such costs and expenses are due and collectible as additional rent. The Tenant cannot wallpaper, paint, install flooring, install floor coverings, install tackless carpeting, etc., without the written permission of the Landlord. The Tenant cannot install or use any of the following without the written permission of the Landlord: dishwasher, disposal equipment, air conditioners, freezer, water filled furniture, refrigerator (other than the one, if any, provided by the Landlord), washing machine, dryer, and any antenna of any kind (other than set top units). Landlord's appliances and/or fixtures may not be removed without written permission from the Landlord.

13. TENANT'S RESPONSIBILITY TO OBEY AND COMPLY WITH LAWS, RULES, REGULATIONS AND GUIDELINES.

The Tenant must obey and comply with all present and future Federal, State, City, insurance rating organizations, laws, rules, regulations, guidelines, orders and directives which affect the Apartment, the building and the Landlord's property. The Tenant is responsible for the failure of occupants, family members, guests and others under the control to comply with such laws, rules, regulations, guidelines, orders and directives. The Tenant shall reimburse the Landlord as additional rent for the cost of any and all losses, damages, fines and reasonable legal expenses incurred by Landlord because the Tenant, family members, guests or others under the tenant's control have failed to so comply.

14. SERVICES, FACILITIES AND UTILITIES OTHER THAN HEAT.

Landlord will supply water to the Apartment as required by law and provide gas for cooking purposes only (except where electric appliances are provided by Landlord). The Tenant shall pay for the Tenant's water use (water and sewer charges), if the Water and Sewer Charges Addendum is attached to the Lease. The Tenant shall maintain, arrange and pay for all electrical service directly with the utility company.

15. HEAT/AIR CONDITIONING.

Landlord will supply to Tenant one or more combination heating and cooling appliances. Tenant shall be solely responsible for providing Tenant's heating and cooling with the appliances provided by the Landlord and shall be responsible for providing the minimum temperatures as provided by law. Tenant shall ensure that the bill for heating the Apartment is paid and that the heat device not get shut off. Tenant shall be responsible for all damages caused by Tenant's failure to maintain adequate heat. Landlord shall not be responsible in the event the utility company is unable to provide electrical service required to operate the heating and cooling device.

You, all occupants, members of your household, visitors, agents, employees, invitees and licensees are prohibited from engaging in or conducting any drug related criminal activity, any other illicit and/or illegal activity in the Apartment, in the common areas, in any area on or near the property, on property controlled by the Landlord or in the Newport Community and/or using the Apartment or the Landlord's property for such a purpose. The Tenant, household members, guests and other persons under the Tenant's control shall refrain from the use and/or possession on or near the Landlord's property or in the Newport Community of guns, firearms (operable or inoperable), nunchucks, or similar instruments, blackjacks and explosive devices, unless the Tenant has a legal permit to do so.

The Tenant shall not engage in any behavior, conduct or activity that interferes with the management or operation of the building, property or the Newport community. The Tenant shall comply with all local, state and federal laws, ordinances and regulations which are applicable to the leased premises.

In the event the Tenant violates any provision in this paragraph, the Landlord, in its sole and absolute discretion, may, cure the Tenant's breach or hire a third party to cure the breach and the Tenant shall be responsible to reimburse the Landlord for all attorney's fees, costs and expenses incurred by the Landlord in connection with the breach. Such costs and expenses are due and collectible as additional rent.

9. PETS.

Dogs or animals of any kind shall not be kept or harbored in the Apartment, unless in each instance it be expressly permitted in writing by the Landlord. Fish and birds are strictly prohibited. If permission is granted, Tenant shall execute a Pet Addendum which shall be attached and incorporated herein. If the Tenant has a pet, Tenant shall pay a monthly fee of \$50.00 per month, payable on the 1st of every month, which is due as additional rent. Landlord's consent, if granted, can be revoked by the Landlord at any time.

10. LEASE END/MOVE OUT.

At the expiration of this Lease, the Tenant shall sign an extension or Lease renewal with reasonable changes, if offered by the Landlord. However, offer of a new Lease by the Landlord and execution of the new Lease shall in no way serve as a waiver of the Landlord's rights to pursue any and all claims against you, including but not limited to, claims for unpaid rent, unpaid additional rent, breach of this Lease as well as any cause of action under New Jersey law.

If the Tenant wishes to move out of the Apartment at the expiration of the Lease, the Tenant must provide the landlord with thirty (30) days written notice that the Tenant will be vacating the Apartment. Even if the Landlord serves the Tenant with a Notice to Quit terminating the Lease and offering a new Lease and the Tenant wishes to vacate at the end of the Lease term, the Tenant must still provide the Landlord with thirty (30) calendar days written notice of the Tenant's intent to vacate, notwithstanding the Notice to Quit served by the Landlord upon the Tenant. Tenant hereby agrees that if Tenant fails to serve the proper thirty (30) calendar day written notice on the Landlord that the Landlord shall be entitled to deduct from the security deposit all rent that the Landlord would have collected had the proper thirty (30) calendar day notice been provided. (For example, if on June 10th, the Tenant gives notice that the Tenant will be vacating on June 30th, the Landlord can deduct from the security deposit rent for the month of July because of the Tenant's failure to give thirty (30) calendar days' notice.)

In the event the Tenant holds over beyond the term of the Lease or hold over beyond the date set forth in any lawful notice to quit and vacate, the Landlord may accept payment of money, in the amount of the former rent, as and for the use and occupancy of the premises until the Tenant vacates or is evicted as provided by law. The Landlord's acceptance of said sums of money for use and occupancy shall not be deemed a waiver of any notice to quit or expiration of Lease term, nor shall said acceptance be deemed the continuing of or creation of a tenancy.

Should the Tenant fails to vacate when the Lease is terminated by a Notice to Quit or otherwise or should the Tenant fails to vacate after the Tenant gives notice that the Tenant will vacate (whether or not the Tenant is in breach of this Lease), the Tenant shall be responsible for all damages including broker's fees, attorney's fees and costs flowing from such conduct and such damages shall be deemed collectable as additional rent. The Landlord may also pursue all remedies available at law.

11. RE-ENTRY. ABANDONED PREMISES AND PROPERTY.

If the premises become vacant or abandoned as a result of eviction proceedings or otherwise, the Tenant hereby authorizes the Landlord or the landlord's agent to re-enter the premises and relet the premises.

If after the Tenant has abandoned the premises or the Tenant has been evicted or after the Tenant has given written notice that the Tenant intends to vacate the Apartment and personal property remains in the premises, the Landlord may remove and dispose all of personal property in the Apartment and charge the Tenant all of the costs associated with its removal and disposal in accordance with New Jersey law. These charges shall be deducted from the security deposit.

12. ALTERATIONS/INSTALLATIONS BY TENANT.

The Tenant shall not alter, add to or change the Apartment or any terrace, balcony, appliance, fixture or equipment in any way without the written permission of the Landlord. The Tenant shall not divide or partition the Apartment or install any wall, partition or divider in the Apartment. In the event The Tenant violates any provision in this paragraph, the Landlord, in its sole and absolute discretion, may, on notice to The Tenant cure the breach or hire a third party to cure the breach and The Tenant shall be responsible to reimburse the Landlord for all attorney's fees, costs and expenses incurred by the Landlord in connection with the breach. Such costs and expenses are due and collectible as additional rent. The Tenant cannot wallpaper, paint, install flooring, install floor coverings, install tackless carpeting, etc., without the written permission of the Landlord. The Tenant cannot install or use any of the following without the written permission of the Landlord: dishwasher, disposal equipment, air conditioners, freezer, water filled furniture, refrigerator (other than the one, if any, provided by the Landlord), washing machine, dryer, and any antenna of any kind (other than set top units). Landlord's appliances and/or fixtures may not be removed without written permission from the Landlord.

13. TENANT'S RESPONSIBILITY TO OBEY AND COMPLY WITH LAWS, RULES, REGULATIONS AND GUIDELINES.

The Tenant must obey and comply with all present and future Federal, State, City, insurance rating organizations, laws, rules, regulations, guidelines, orders and directives which affect the Apartment, the building and the Landlord's property. The Tenant is responsible for the failure of occupants, family members, guests and others under the control to comply with such laws, rules, regulations, guidelines, orders and directives. The Tenant shall reimburse the Landlord as additional rent for the cost of any and all losses, damages, fines and reasonable legal expenses incurred by Landlord because the Tenant, family members, guests or others under the tenant's control have failed to so comply.

14. SERVICES, FACILITIES AND UTILITIES OTHER THAN HEAT.

Landlord will supply water to the Apartment as required by law and provide gas for cooking purposes only (except where electric appliances are provided by Landlord). The Tenant shall pay for the Tenant's water use (water and sewer charges), if the Water and Sewer Charges Addendum is attached to the Lease. The Tenant shall maintain, arrange and pay for all electrical service directly with the utility company.

15. HEAT/AIR CONDITIONING.

Landlord will supply to Tenant one or more combination heating and cooling appliances. Tenant shall be solely responsible for providing Tenant's heating and cooling with the appliances provided by the Landlord and shall be responsible for providing the minimum temperatures as provided by law. Tenant shall ensure that the bill for heating the Apartment is paid and that the heat device not get shut off. Tenant shall be responsible for all damages caused by Tenant's failure to maintain adequate heat. Landlord shall not be responsible in the event the utility company is unable to provide electrical service required to operate the heating and cooling device.

16. LANDLORD'S RIGHT TO ENTER THE APARTMENT.

During reasonable hours and with reasonable notice, except in emergencies, the Landlord may enter the Apartment for the following reasons:

- a. To perform repairs, maintenance, renovations, exterminating, improvements, rehabilitations to the Apartment or building.
- b. To perform annual inspections.
- c. To perform inspections permitted or required by law.
- d. To show the Apartment to persons who may purchase or Lease the building.
- e. To show the Apartment to persons who may lend money to the owner or provide insurance.
- f. To show the Apartment starting 90 Days before the Lease expires to persons who may rent it.
- g. To make emergency repairs. In such case, no notice is required. If the Tenant is not present in emergencies, the Landlord may enter by duplicate key, if available. If not available, the Landlord may use such force as is required. The Landlord will not be liable for forced entry in an emergency.
- h. To make repairs, decorate, paint, remodel, alter or otherwise prepare the Apartment for reoccupancy when the Tenant vacates before the lease ends.

17. EXTERMINATING SERVICES.

Exterminating services are provided at no charge to Tenant except as set forth herein. Tenant must contact the Management office to arrange for service. If Tenant does not do so, the service will not be provided. The Tenant shall not cause and/or bring into the Apartment, common areas or any part of the building bedbugs or any other type of pest or bug. The Tenant shall promptly notify the Landlord of any infestation and any other conditions in the Apartment and on the premises that may require repair or treatment. The Tenant shall also cooperate with the Landlord and its agents to effectuate extermination services. Such cooperation includes, but is not limited to, granting access to the Apartment and complying with all of the Landlord's and/or the extermination provider's instructions (e.g. washing and bagging all clothes, covering mattresses with covers, removing any clutter, open food and properly maintaining the Apartment) so that the extermination treatments can be effective. This provision applies to the Apartment, whether or not the Tenant or the neighboring Tenant reports the existence of infestation. In the event the Apartment is treated for bedbugs, you shall not leave any personal property, which includes but is not limited to, mattresses and furniture in the hallways or common areas of the building and the property. All damages and costs incurred and associated with extermination to the Apartment, neighboring Apartments, common areas, the building and the property as a result of the Tenant's breach of this Lease provision shall be considered the Tenant's responsibility and is due as additional rent. Failure to comply with this provision of the Lease is also a material breach of the Lease.

18. SUBLET/ASSIGNMENT.

The Apartment as a whole or in part shall not be sublet, assigned or transferred without the Landlord's written permission, which the Landlord can withhold for any reason or no reason. The Tenant shall not give accommodations to borders or lodgers, whether paying or not paying without the Landlord's written permission. This applies to use of the Apartment overnight or for any duration and applies to overnight stays or any other stays arranged through Airbnb or other similar companies or organizations. (See also paragraph 7) Apartment key fobs shall only be used by the Tenant and Occupants and shall not be used by any third party. In the event the Landlord grants its written permission, the Tenant shall pay all processing fees and charges, which are due as additional rent. The Tenant may allow guests or visitors to stay in the Apartment for a period not to exceed more than two consecutive weeks in a 1 year period. Guest stays shall not be for any compensation or consideration.

19. LANDLORDS' RIGHT TO TERMINATE LEASE.

Landlord may terminate this Lease and the tenancy according to the procedures required by law and with such notices as are required by law for the following reasons:

- a. The Tenant's failure to carry out any agreement or provision of this Lease including the rules and regulations and the Addendums incorporated herein;
- b. Non-payment or your repeated late payment of rent; or
- c. Any cause permitted by law.

In the event the Landlord terminates this Lease because of the Tenant's default, the Tenant shall be responsible for all rents that the Tenant would have been responsible to pay until the expiration of your Lease, less the rents, if any, the Landlord actually collects from new tenants. (However, in the event a future Tenant pays an amount in excess of the amount due from the Tenant, the Tenant shall not be entitled to a credit for such excess amount.) In addition, the Tenant will pay as damages, Landlord's attorney's fees incurred in terminating the tenancy, advertising and broker's fees, if any, to re-rent the Apartment, and any costs incurred to correct any conditions resulting from the tenant's failure to comply with any provisions of this Lease including but not limited to paragraphs 7, 8, 9 and 10. All of these charges are due as additional rent. If the Landlord terminates the Lease by issuing a Notice to Quit and the Tenant plans to vacate as a result of that Notice, the Tenant still must give the Landlord 30 days' written notice of the Tenant's intent to vacate. Moreover, if the Tenant does not vacate by the termination date in the Notice to Quit, the Tenant shall be held responsible for double the rent until the Tenant vacates. The Tenant will also be responsible for the balance of the rent for the Lease term, if the Lease has not ended, despite receiving the Notice to Quit, plus all attorney's fees, costs and expenses associated with the termination.

20. TENANT PROPERTY LOSS, DAMAGES OR INCONVENIENCE AND LANDLORD LIABILITY

The Landlord listed on page 1 of the Lease, Newport Residential Management ("Management Company"), each of their respective officers, partners, employees, members, agents, servants, assigns, owners, subsidiaries and affiliates shall not be responsible for any and all claims, responsibilities or liability for injuries, death or damages to the Tenant, occupants, the Tenant's guests, agents and/or invitees and anyone under the control of the Tenant. Tenant hereby agrees to and shall indemnify and hold harmless the Landlord on page 1 of the Lease, the Management Company and all of the aforesaid affiliates from any cause of action for property damage, personal injuries and/or death of/to Tenant, Occupants and/or Tenant's child(ren) and/or Tenant's guests, agents and/or invitees and/or any other third parties and for defense costs, caused in whole or in part by the acts or omissions of the Tenant, Occupants, the Tenant's children and/or the Tenant's guests, agents and/or invitees.

THE TERMS OF THE LEASE, RULES AND REGULATIONS/HOUSE RULES AND ALL ADDENDUMS SHALL APPLY TO TENANTS, OCCUPANTS, AGENTS AND INVITEES OF THE TENANT AND TENANT(S) SHALL BE SOLELY RESPONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS. TENANT HEREBY AGREES TO INDEMNIFY AND HOLD THE LANDLORD HARMLESS FROM ALL CLAIMS, ALLEGATIONS, ACTIONS, DAMAGE, LOSSES, ATTORNEY'S FEES AND LIABILITIES OF EVERY TYPE OF SUCH PERSONS.

Specifically, the Landlord and Management Company and all their affiliates listed above, are not responsible for the following:

- a. Damage or loss to the Tenant and the Tenant's property in the Apartment or building or on Newport Residential property or in the Newport Community due to any accidental or intentional cause, regardless of who causes the damage or loss, including, but not limited to fire, flood, wind, lightning, theft, or any other crime. THE TENANT MUST OBTAIN INSURANCE TO COVER ALL DAMAGES AND/OR LOSSES. See also Insurance Lease Addendum, attached and incorporated into the terms of this Lease.
- b. Crime Insurance is available for tenants in all habitable property through the New Jersey Underwriters Association, Crime Insurance Indemnity Plan. To apply for crime insurance, contact the New Jersey Underwriters Association, Crime Insurance for Habitable Property, 744 Broad Street, Newark, New Jersey 07102, directly, for an application. This insurance is applicable to theft and/or burglaries.

- c. Damage or loss to property delivered to any employee or agent of Landlord or stored in any storage room or other location in the building.
- d. Damage, loss, injury or inconvenience caused to the Tenant, the Tenant's guest by the acts of another tenant and/or their pet.
- e. Temporary or permanent interference with light, ventilation, or view caused by construction by or on behalf of the Landlord or any third party;
- f. Noise in the Apartment caused by construction by or on behalf of the Landlord or any other third party;
- g. Changes in the views due to construction by the Landlord or others on this property or any other properties.

21. LANDLORD'S INABILITY TO PROVIDE SERVICES.

Because of a strike, labor dispute, national emergency, repairs, or any other cause beyond Landlord's control, Landlord may not be able to provide or may be delayed in providing services or in making repairs to the Apartment or the building. Unless otherwise provided by law, the Landlord shall not be responsible for the absence of services or repairs which the Landlord cannot provide due to such causes beyond the Landlord's control. Moreover, from time to time, there may be interruption of some services and/or inconvenience due to the necessity of repair or some unanticipated event, including but not limited to those events not within the Landlord's control. In case of such interruption of service, the Landlord shall not be liable to the Tenant for any interruption of services and/or any inconvenience.

22. FIRE OR OTHER DISASTERS.

The Landlord carries no insurance covering the loss of the Tenant's personal property. The Tenant is responsible for securing his or her own insurance protection against loss of property by fire or other cause. The Tenant shall use every reasonable precaution against fire or any other hazard or any other cause of damage, including but not limited to, the accumulation of mold, water leaks or any dangerous condition. The Tenant shall promptly notify the Landlord of any cause, including any fire, hazard or condition on the leased premises and common areas which could cause damage.

If the Tenant does not use reasonable care against fire, the Landlord may, in addition to other remedies provided by law and in this Lease, collect as additional rent any increase in premiums on insurance carried by the Landlord on the leased premises.

In the event of a fire or other casualty to the Apartment and/or the building, the Landlord shall determine, in its sole discretion, whether the Apartment or building is partially damaged, totally damaged or totally destroyed, and can, in the Landlord's sole and absolute discretion, choose to make the repairs or to terminate the Lease. If the Landlord determines, in the Landlord's sole discretion, that the Apartment is totally destroyed, totally damaged or uninhabitable by reason of fire or other cause, the Landlord may terminate the Lease as of the date of the fire or other damage upon written notice to the Tenant and the accrued rent shall be paid by the Tenant up through the date the fire or casualty occurred.

If the Apartment is, in the Landlord's sole discretion, partially damaged and/or uninhabitable, the Landlord may terminate the Lease upon written notice to the Tenant and the accrued rent shall be paid by the Tenant through the date the fire or casualty occurred. If the Landlord determines the Apartment is habitable, rent shall remain due and owing unless otherwise set forth herein.

In any event, if the damage or destruction is caused by the Tenant, the Tenant's family members, occupants, guests, invitees, any person under the control of the Tenant or any other person in or visiting the Apartment, the Tenant shall continue to be obligated to pay rent. No penalty shall accrue against the Landlord for any reasonable delay in repairing the premises, if the Landlord chooses to do so, by reason of adjustment of insurance proceeds, labor disputes or any other cause beyond the Landlord's reasonable control.

23. PUBLIC TAKING.

The entire building or a part of it can be taken (condemned) by law by any government agency. If this happens, this Lease shall end on the date the ownership of the building passes to the government or government agency. The Tenant shall have no claim against the Landlord for any damages or losses the Tenant might have if this occurs. The Tenant also agrees that the Tenant hereby assigns to Landlord any claim against the government or government agency for the value of the unexpired portion of this lease.

24. SUBORDINATION CERTIFICATE AND ACKNOWLEDGEMENTS.

All leases and mortgages or renewals, consolidations, modifications or replacements of the building or the land on which the building is located now in effect or made after this Lease is signed come ahead of and are superior to this Lease. This Lease is therefore subordinate to such Leases and mortgages and the Tenant shall, if requested by the Landlord, sign an acknowledgement or certificate of subordination.

25. NOTICES.

- a. Any notice from Landlord, Landlord's agent or attorney will be considered properly given to the Tenant if it is in writing and is in the name of Landlord or Landlord's agent or attorney. Landlord's attorney has authority on behalf of Landlord to send any notice which Landlord may or is required to send under the provisions of this Lease. Landlord, Landlord's agent or attorney may either deliver the notice to you in person or by regular, registered or certified mail.
- b. If the Tenant wishes to give a notice to Landlord, the Tenant must put it in writing and deliver it either in person or by certified or registered mail to the address of Landlord shown in this Lease or at another address which Landlord or Landlord's agent has given.

26. NO WAIVER OF LEASE PROVISIONS.

- a. Should Landlord or Landlord's agent or employees accept rent or not take action on one or more occasions after the Tenant has failed to comply in any way with this Lease, this will not be considered a waiver of Landlord's right to take action against the Tenant for failure to comply with this Lease.
- b. This Lease can only be changed or modified in writing. If the Tenant violates or fails to comply with any provision of this Lease, no waiver will be valid unless it is in writing.
- c. If Landlord accepts a partial payment of rent that is owed, this will be applied to any open balance. It will not be a waiver of the balance that is owed.
- d. This Lease can only be ended at its expiration or by written agreement between the Tenant and Landlord. The Tenant cannot terminate this Lease prior to expiration by turning in keys to the Apartment to the Landlord or its agents or employees.

27. KEYS AND LOCKS.

The Tenant agrees not to install additional or different locks or gates on any doors or windows of the Apartment without the written permission of the Landlord. In the event the Tenant is locked out of the Apartment and requires the Landlord's assistance to re-enter, the Tenant shall be charged a lock-out re-entry fee of \$50.00, if re-entry is needed between the hours of 8:00 a.m. - 8:00 p.m. or \$100.00, if re-entry is needed between the hours of 8:01 p.m. and 7:59 a.m. Apartment key fobs shall only be used by the Tenant and the Occupants and shall not be used by any third party. Key fob replacement is \$50.00 per key fob. Apartment key replacement is \$35.00. Mailbox key replacement is \$25.00. Full Cylinder Replacements are \$175.00. All charges set forth herein are due as additional rent.

28. MEGAN'S LAW STATEMENT:

Under New Jersey Law, the county prosecutor determines whether and how to provide notice of the presence of convicted sex offenders in an area. In their professional capacity, real estate licensees are not entitled to notification by the county prosecutor under Megan's Law and are unable to obtain such information for you. Upon closing, (execution of the Lease), the county prosecutor may be contacted for such further information as may be disclosable to you.

29. RULES AND REGULATIONS/HOUSE RULES

The Tenant agrees to comply with the rules and regulations and the House Rules of the building which are attached to and made a part of this Lease. The Tenant agrees to comply with any additional or changed rules and regulations which the Landlord may establish after the effective date of this Lease.

30. CAPTIONS/SEVERABILITY

Captions are inserted only as a matter of convenience and for reference and in no way to define, limit or describe the scope of this Lease, nor the intent of its provisions. In any dispute arising under this Lease in the event of a conflict between the text and a caption, the text controls. Further, in the event a provision of this Lease shall be held unenforceable, null and void, or a violation of public policy, such provisions shall be severed from the Lease and the remainder shall continue in force and effect.

31. ATTORNEY REVIEW.

This paragraph shall apply to a Lease prepared by a licensed agent or broker, in a transaction in which they have a commission or fee interest.

1. Study by Attorney. The Tenant or the Landlord may choose to have an attorney study this Lease. If an attorney is consulted, the attorney must complete his or her review of the Lease within a three-day period. This Lease will be legally binding at the end of this three-day period unless an attorney for the Tenant or the Landlord review and disapproves of the Lease.

2. Counting the time. You count the three days from the date of delivery of the signed Lease to the Tenant and the Landlord. You do not count Saturdays, Sundays or legal holidays. The Tenant and the Landlord may agree in writing to extend the three-day period for attorney review.

3. Notice of Disapproval. If an attorney for the Tenant or the Landlord reviews and disapproves of the Lease, the attorney must send the notice of disapproval to the Broker(s) by certified mail, by telegram, or by delivering it personally. The notice will be effective upon signing. The personal delivery will be effective upon delivery to the Broker's office. The attorney may but need not also inform the Broker(s) of any suggested revisions in the Lease that would make it satisfactory.

32. CERTIFICATE OF REGISTRATION.

YOU HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THE CERTIFICATE OF REGISTRATION FILED BY THE LANDLORD WITH THE DEPARTMENT OF COMMUNITY AFFAIRS.

33. TRUTH IN RENTING STATEMENT.

YOU HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THE TRUTH IN RENTING STATEMENT REQUIRED BY N.J.S.A. 46:8-46.

34. FLOOD ZONE NOTIFICATION.

The premises and/or the parking areas of the building where the premises are located is in a special Flood Hazard Area as determined by the Federal Emergency Management Agency (FEMA). FEMA'S website is www.fema.gov <<http://www.fema.gov>> and the nearest FEMA office is NJ State Police Headquarters, PO Box 7068 West Trenton, NJ 08628. The phone number is (609) 882-2000 Ext. 2700

35. SMOKING.

Tenant may smoke in the Apartment unless the building and property has been designated as a non-smoking building and property. The Landlord hereby reserves the right to convert the entire building and/or property to a non-smoking property where smoking in the Apartment and the entire building and property along with any nearby parking area would be prohibited. Tenant hereby agrees that if the property is converted, Tenant shall comply. If smoking is permitted, Tenant cannot smoke excessively so that the smoke and/or the odor interferes with the peace and quiet enjoyment of other residents. Smoking in any interior common areas and other public areas, including but not limited to community rooms, community bathrooms, lobbies, reception areas, hallways, laundry rooms, stairways, fitness centers, lounges, playrooms, offices and elevators, any other indoor or outdoor shared community spaces and/or amenity and within twenty (20) feet of the building(s) including entry ways, porches, balconies and patios is strictly prohibited. Smoking in any parking lot or area operated, owned or managed by the Landlord is strictly prohibited. This policy applies to all Tenants, Occupants, guests, visitors, service personnel and employees.

The term "smoking" means the burning of, inhaling from, exhaling the smoke from, or the possession of a lighted cigar, cigarette, pipe or any other matter or substance which contains tobacco or any matter that can be smoked, or the inhaling or exhaling of smoke or vapor from an electronic smoking device.

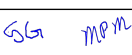
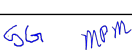

Pursuant to the Surgeon General's determination on secondhand smoke dated June 27, 2006, Tenant hereby indemnifies and holds the Landlord harmless from any liability for damages, personal injuries or death, should it be determined that due to Tenant smoking in his/her Apartment or common areas of the building such damages, injury or death is attributable to Tenant smoking, Tenant shall indemnify owner against all legal fees incurred in the defense of any lawsuit related to Tenant smoking in the Apartment or common areas of the buildings.




36. ELECTRONIC SIGNATURES.

Landlord and Tenant agree, acknowledge and consent that this Lease Agreement or any subsequent Lease Agreement, Addendum or Renewal may be signed electronically by either or both parties and that this Lease Agreement or any subsequent Lease Agreement, Addendum or Renewal may be signed in counterparts (can be signed separately and on different pages). A party must provide written notice to the other party if one party does not agree, acknowledge and consent to electronically sign this Lease Agreement or any subsequent Lease Agreement, Addendum or Renewal.

37. ADDENDUMS.

This following Addendums if annexed hereto, are made a part of this Lease:

a. Guaranty		(Tenant Initial)
b. House Rules/Rules and Regulations		(Tenant Initial)
c. Security Deposit Notice		(Tenant Initial)
d. W9 or W8		(Tenant Initial)
e. Window Guard Addendum and Verification		(Tenant Initial)
f. Apt. Inspection, Lease, Insurance and Key Acknowledgment		(Tenant Initial)
g. Amenities Lease Addendum		(Tenant Initial)
h. Covid19 Amenity Lease Addendum		(Tenant Initial)
i. No Smoking Lease Addendum		(Tenant Initial)
j. Water and Sewer Lease Addendum		(Tenant Initial)
k. Refuse Fee Addendum		(Tenant Initial)
l. Insurance Lease Addendum		(Tenant Initial)
m. Arbitration Rider		(Tenant Initial)
n. Material Inducement Rider		(Tenant Initial)
o. Rent Control Addendum		(Tenant Initial)
p. Authorized E-Service Amenity Rider		(Tenant Initial)
q. Pet Lease Addendum (if applicable)		(Tenant Initial)

 _____ Tenant's Signature Srajan Garg	_____ Date	 _____ Tenant's Signature Meha Mehta	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date
NEWPORT RESIDENTIAL MANAGEMENT, _____ Managing Agent for the Landlord			
 _____ Landlord	_____ Date		

GUARANTY

The undersigned Guarantor guarantees to Landlord the strict performance of and observance by Tenant of all the provisions, rules and regulations and Addendums that are a part of the Lease. Guarantor agrees to waive all notices when Tenant is not paying rent or not observing and complying with all of the provisions of the attached Lease and those required by law. Guarantor agrees to be equally liable with Tenant so that Landlord may sue Guarantor directly without first suing Tenant. The Guarantor further agrees that this guaranty shall remain in full effect even if the Lease is renewed, changed or extended in any way and even if Landlord has to make a claim against Guarantor.

Guarantor

Date

Address

ATTACHED HOUSE RULES/RULES AND REGULATIONS WHICH ARE A PART OF THIS LEASE

This is an Addendum to the Lease between 30 RIVER COURT EAST URBAN RENEWAL COMPANY ("Landlord") and Srajan Garg and Meha Mehta and Occupants (collectively, "Tenant") for 30 RIVER COURT Apt. 1805, Jersey City, NJ ("Apartment" or "Premises") and is hereby incorporated and made a part of the Lease.

The term "Landlord" as used herein includes the Landlord listed above and the entity listed on page 1 of the Lease, Newport Residential Management ("Management Company"), each of their respective officers, partners, employees, members, agents, servants, assigns, owners, subsidiaries and affiliates of the Landlord and Management Company. In the event there is a conflict between this Addendum and the Lease, the terms of this Addendum shall govern. Landlord and Tenant hereby agree as follows:

1. PUBLIC ACCESS WAYS

(a) Tenant shall not block or leave anything in or on fire escapes, the sidewalks, entrances, driveways, elevators, stairways, or halls. Public access ways shall be used only for entering and leaving the Apartment and the building. Only those elevators and passageways designated by Landlord can be used for deliveries.

(b) Baby carriages, bicycles or other property of Tenant shall not be allowed to stand in the halls, passageways, public areas or courts of the building.

2. BATHROOM AND PLUMBING FIXTURES

The bathrooms, toilets and wash closets and plumbing fixtures shall only be used for the purposes for which they are designed or built; sweepings, rubbish bags, acids, garbage or other substances shall not be placed in them.

3. REFUSE

There is a refuse room in each building. Only regular household garbage should be placed into the refuse chute. Garbage and all open food containers shall be properly disposed of. If large items need to be disposed of, Tenant shall make arrangements through the Management Office. Carpets, rugs or other articles shall not be hung or shaken out of any window of the building. Tenant shall not sweep or throw or permit to be swept or thrown any dirt, garbage or other substances out of the windows, off the balconies or into any of the halls, elevators, or elevator shafts. Tenant shall not place any articles outside of the Apartment or outside of the building except in safe containers and only at places chosen by Landlord. All refuse and garbage is to be placed daily into bags and to be pushed down into the compactor chute provided for that purpose. All refuse and garbage should be separated and disposed of in accordance with the building's recycling procedures posted in the refuse closets.

4. LAUNDRY

If laundry facilities are in the building, they are available between the hours of 8:00 a.m. to 10:00 p.m. and at the times that the Landlord may otherwise direct. Tenant shall not dry or air clothes on the roof, terrace or balconies. Tenant cooperation is enlisted in the use and care of the laundry facilities. All detergent and bleach containers must be sealed tightly in order to avoid damage to the elevators and carpeted areas of the building.

5. NOISE

Tenant, Occupants, their families, guests, employees, visitors and others under the Tenant's control shall not make or permit any disturbing noises in the Apartment or building or permit anything to be done that will interfere with the rights, comfort, or convenience of other tenants. Tenant must play their television, radio, or music player at a reasonable volume so as to avoid disturbance to their neighbors.

Also, Tenant shall not play a musical instrument or operate or allow to be operated a phonograph, radio, television set or music player so as to disturb or annoy any other resident in the building.

6. NO PROJECTIONS, SIGNS, AERIALS, FLYERS

No antenna of any kind may be erected on the roof, terrace, window or outside wall of the building without the written consent of the Landlord. Also, awnings or other projections shall not be attached to the outside walls of the building or to any balcony or terrace. No signs, notices, advertisements, flyers, or other lettering may be displayed, distributed, attached to, inscribed, or exposed on or at any windows, doors or any part of the outside or inside of the building without Landlord's written consent.

7. MOVING

Tenant can use the elevator assigned by Landlord to move furniture and possessions only on designated days and hours. The management office should be contacted before delivery so the freight elevator can be reserved. Landlord shall not be liable for any costs, expenses or damages incurred by Tenant in moving because of delays caused by the unavailability of the elevator. Packages in excess of 40 pounds will not be accepted by the concierge and/or into the building. This type of delivery must be scheduled with the front desk of the building as it constitutes a move and shall be accompanied by movers.

8. PARKING

Tenant shall not park or permit the standing of any motor vehicle owned or operated by the Tenant or any agent, servant, employee, licensee or invitee of Tenant in any area designated for no parking or no standing. In the event this rule is violated, Landlord may remove the offending vehicle at Tenant's cost & may charge any expense incurred to Tenant as additional rent under the Lease.

9. LANDLORD EMPLOYEES

No agent or employee of Landlord or Landlord's agent shall be asked to perform any personal service or business of any kind for Tenant or Occupant while such is engaged in his/her employment for Landlord.

10. EXCESS HUMIDITY AND MOLD

Prevention of mold begins with keeping the Apartment clean and removing visible moisture from windows, walls and other surfaces. Tenant shall not maintain excessive amounts of plants, shall not run showers to un-wrinkle clothes, over humidify the Apartment with humidifiers and otherwise create high levels of humidity, which may create an environment suitable for the growth of mold. Tenant shall promptly notify Landlord of any condition in the Apartment, which may be mold in order to allow Landlord to cure such condition. Tenant shall reimburse Landlord for all damages caused by Tenant's failure to comply. Tenant's breach of this provision shall be deemed a substantial material breach of the Lease and will result in commencement by Landlord of legal proceedings to terminate the tenancy. Any costs, expenses and/or attorney's fees incurred in connection with Tenant's breach of this provision are due as additional rent.

11.

WINDOWS

The Tenant shall close and ensure that all windows in the Apartment are closed shut in the event the temperature reaches 32 degrees.
12.

OFF STREET PARKING

Please be advised that under Jersey City Ordinance 11-159, a Tenant residing in the Newport community will not be eligible for a Jersey City permit to park in the residential parking zones applicable to Newport because off-street parking is available to all Newport residents in the various garages on campus. If Tenant wishes to review the text of the Ordinance, please refer to:
https://library.municode.com/nj/jersey_city/ordinances/code_of_ordinances?nodeId=525598
13.

WINDOW BLINDS/SHADES

The operation of window blinds / shades should be done with caution. When lowering and raising the window blinds / shades in the Apartment, Tenant shall pull the cord in a vertical position only (up or down). Pulling the cord towards you or in any other manner may cause the blind / shades to dislodge from the bracket which could cause serious injury. Additionally, the blinds / shades were provided to Tenant at inception of the Lease in working order and were not bent or damaged. Blinds / shades must be returned in the same condition as provided at the Lease inception except for ordinary wear and tear.
14.

FIRE DETECTION/SUPPRESSION

The Apartment is equipped with fire detection and suppression devices (smoke detectors and sprinkler heads). In order to avoid any damage to the Apartment or any neighboring Apartment, Tenant shall not handle these devices in any manner. Should Tenant notice any problem with these devices, Tenant shall contact the Management Office immediately.
15.

E-BICYCLES, E-SCOOTERS AND HOVERBOARDS

E-Bicycles, E-Scooters and Hoverboards with lithium ion batteries are prohibited in the apartment or in the building.
16.

As a courtesy to our residents and their guests, the driveway in front of the building is limited to pick-up and drop-off service only. The garages are open for Tenant's use and Tenant may arrange for daily or monthly parking.
17.

Mats shall not be placed in halls in front of Apartment doors.
18.

Nobody is permitted on the roof.
19.




No articles of any kind shall be left on balconies or terraces at any time. No clothes, bedding, rugs, etc., to be hung out of windows. It is not only unsightly; there is also a real and present danger of fire and structural damage. Additionally cooking is not permitted on porches, balconies or terraces. Barbeque, charcoal gas or electric grills or any cooking apparatus are strictly prohibited.
20.

No loitering or playing in front of any building, in the lobby, in any public halls, stairways or laundry room at any time. No roller blading, roller-skating, bicycle riding, etc., within the building. No congregating outside of the building after 10:00 p.m.
21.

Tenant shall not buzz anyone into the building through the intercom unless the caller has been properly identified.
22.

Water beds are prohibited.
23.

If any Tenant has knowledge of anyone defacing or destroying the building in any way, Tenant shall report such conduct to management.

 _____ Tenant's Signature Srajan Garg	_____ Date	 _____ Tenant's Signature Meha Mehta	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date
 NEWPORT RESIDENTIAL MANAGEMENT, _____ Managing Agent for the Landlord			
 _____ Landlord	_____ Date		



NOTICE TO TENANT OF RECEIPT OF
SECURITY DEPOSIT

DATE: March 19,2023 APT: Apt. 1805
LANDLORD: 30 RIVER COURT EAST URBAN RENEWAL COMPANY
TENANT(S): Srajan Garg and Meha Mehta


Your security deposit in the amount of \$2,350.00 has been deposited in M&T BANK ,
located at 99 WOOD AVENUE SOUTH ISELIN, NJ 08830,
in a Lease Security account. The present rate of interest is 0.10 %.

The interest rate is variable. The Tenant should be aware that interest rates change periodically. Interest payments will be paid by January 31st of each year to the person named on the W-9 or W-8 provided to the Landlord upon move in.

The Tenant hereby acknowledges receipt of this notice.

 _____ Tenant's Signature Srajan Garg	_____ Date	 _____ Tenant's Signature Meha Mehta	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date

NEWPORT RESIDENTIAL MANAGEMENT,
Managing Agent for the Landlord



Landlord

Date

Print or type.
See Specific Instructions on page 3.

1. Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Srajan Garg

2. Business name/disregarded entity name, if different from above

3. Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☒ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ☐

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ☐

4. Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5. Address (number, street, and apt. or suite no.) See instructions.
30 RIVER COURT Apt. 1805

6. City, state, and ZIP code
JERSEY CITY, NJ 07310

7. List account number(s) here (optional)

Requester's name and address (optional)

Part I

Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN, later*

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

7

5

4

--

9

2

--

6

3

9

6

or

Employer identification number

--

Part II

Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and

2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and


3. I am a U.S. citizen or other U.S. person (defined below); and

4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions.

You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person 

Date

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

• Form 1099-DIV (dividends, including those from stocks or mutual funds)

• Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)

• Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)

• Form 1099-S (proceeds from real estate transactions)

• Form 1099-K (merchant card and third party network transactions)

• Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)

• Form 1099-C (canceled debt)

• Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

• Form 1099-DIV (dividends, including those from stocks or mutual funds)

• Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)

• Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)

• Form 1099-S (proceeds from real estate transactions)

• Form 1099-K (merchant card and third party network transactions)

• Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)

• Form 1099-C (canceled debt)

• Form 1099-A (acquisition or abandonment of secured property)

Cat. No. 10231X

Form **W-9** (Rev. 10-2018)

Document digitally signed using RENTCafe eSignature services. Document ID: 1260092

Page **15** of **30**

New Jersey
WINDOW GUARD LEASE ADDENDUM

This is an Addendum to the Lease between 30 RIVER COURT EAST URBAN RENEWAL COMPANY ("Landlord") and Srajan Garg and Meha Mehta and Occupants (collectively, "Tenant") for 30 RIVER COURT Apt. 1805, Jersey City, NJ ("Apartment") and is hereby incorporated and made a part of the Lease.

The term "Landlord" as used herein includes the Landlord listed above and the entity listed on page 1 of the Lease, Newport Residential Management ("Management Company"), each of their respective officers, partners, employees, members, agents, servants, assigns, owners, subsidiaries and affiliates of the Landlord and Management Company. In the event there is a conflict between this Addendum and the Lease, the terms of this Addendum shall govern. Landlord and Tenant hereby agree as follows:

We, the owner, (Landlord) are required by law to provide install and maintain window guards in the Apartment if a child or children 10 years of age or younger is, or will be, living in the Apartment or is, or will be, regularly present there for a substantial period of time if you, the Tenant give us a written request that the window guards be installed.

We are also required, upon your written request to provide, install and maintain window guards in the hallways to which persons in your unit have access without having to go out of the building.

If the building is a condominium, cooperative or mutual housing building, we, the owner (Landlord) of the Apartment is responsible for installing and maintaining window guards in the Apartment and the association is responsible for installing and maintaining window guards in hallway windows.

Window guards are only required to be provided in first floor windows and hallways where the window sill in the unit or hallway is more than six feet above grade at the location of the window or there are other hazardous conditions at that location that make installation of window guards necessary to protect the safety of children.

Guards will be installed at your expense at a cost of \$20.00 for every window guard installed in your Apartment. This charge is considered additional rent under your Lease.

Pursuant to N.J.A.C. 5:10-27.6, no person shall obstruct or interfere with the installation of child protection window guards required under P.L. 1995, c. 120 and under this subchapter, nor shall any person remove or otherwise render ineffective such window guards; provided however, that the owner or the representative of the owner may remove window guards from an unoccupied unit or, with the consent of the Tenant, from a unit, in which no child 10 years of age or under resides; and provided further, that the owner or the representative of the owner shall remove window guards when requested to do so by the Tenant in writing.



The Tenant shall grant access to the Landlord to inspect the window guards and to ensure compliance with New Jersey law.

CHECK ONE


No, we do not want window guards installed.

Yes, we do want window guards installed.

I, Srajan Garg and Meha Mehta, hereby confirm that I received verbal notice of my right to request the installation of window guards and I understand all of my rights.

 _____ Tenant's Signature Srajan Garg	_____ Date	 _____ Tenant's Signature Meha Mehta	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date

NEWPORT RESIDENTIAL MANAGEMENT,
Managing Agent for the Landlord



Landlord

Date

APARTMENT INSPECTION, LEASE, INSURANCE AND KEY ACKNOWLEDGMENT

30 RIVER COURT EAST URBAN RENEWAL COMPANY

30 RIVER COURT JERSEY CITY, NJ 07310

Tenant(s): Srajan Garg and Meha Mehta

Apartment Apt. 1805

Lease Receipt Acknowledgment

Tenant hereby acknowledges receipt of the Lease agreement for Apt. 1805 (the "Apartment").

Insurance Acknowledgment

Tenant understands Tenant's obligations to purchase and maintain liability and renter's insurance as set forth in the Insurance Lease Addendum.

Electricity

Tenant agrees Tenant is responsible for payment of electrical service in the Apartment and must contact PSE&G to set up an account. The telephone number for PSE&G is 1-800-436-7734.

Key Receipt

Keys received on:

Tenant hereby acknowledges receipt of the keys for the Apartment.

Lincoln Tenants Only: Tenant hereby acknowledges receipt of electronically coded keys for access to the building and garage (if applicable). Should Tenant misplace any of the keys received, Tenant will immediately report it to the management office so that the key(s) and/or fob(s) may be deactivated. Apartment key fobs shall only be used by the Tenant and Occupants and shall not be used by any third party. Key fob replacement is \$50.00 per key fob. Apartment key replacement is \$35.00. Mailbox key replacement is \$25.00. Full Cylinder Replacements are \$175.00 All charges are due as additional rent. Tenant further acknowledges the responsibility of returning all keys provided to the Management Office upon vacating the Apartment. In the event Tenant does not return keys provided, Tenant agrees that applicable charges as detailed above shall be deducted from the security deposit.

Please Initial:

Apartment Inspection Acknowledgment

Please check one below:

No repairs or adjustments needed:

☐

Repairs or adjustments needed:

☐

Please specify:

Tenant's Signature
Srajan Garg

Date

Tenant's Signature
Meha Mehta

Date

Tenant's Signature

Date

Tenant's Signature

Date

Tenant's Signature

Date

Tenant's Signature

Date

Tenant's Signature

Date

Tenant's Signature

Date

NEWPORT RESIDENTIAL MANAGEMENT,
Managing Agent for the Landlord

Landlord

Date

AMENITIES LEASE ADDENDUM

This is an Addendum to the Lease between 30 RIVER COURT EAST URBAN RENEWAL COMPANY ("Landlord") and Srajan Garg and Meha Mehta and Occupants (collectively, "Tenant") for apartment Apt. 1805 at 30 RIVER COURT JERSEY CITY, NJ 07310 ("Apartment" or "Premises") and is hereby incorporated and made a part of the Lease.

The term "Landlord" as used herein includes the Landlord listed above, the entity listed on page 1 of the Lease and Newport Residential Management ("Management Company"), (collectively "Landlord"). In the event there is a conflict between this Addendum and the Lease, the terms of this Addendum shall govern. Violation of any provision of this Addendum is grounds for eviction. The Landlord and Tenant hereby agree as follows:

1. GENERAL CONDITIONS FOR USE OF AMENITIES.

By signing this Addendum, Landlord hereby grants Tenant permission to use all amenities listed herein which are located in the building in which the Apartment is located known as **EAST HAMPTON** ("Property"). The amenities include, but are not limited to the fitness center, lounge, roof decks and patios, barbecue area, playroom, pool, game room and business center.

The Tenant hereby agrees that use of the amenities is a privilege and license granted by the Landlord. Such permission is expressly conditioned upon the compliance with the terms of the Lease, this Addendum, Rules and Regulations and the House Rules and any posted Rules and Regulations in effect at any given time, and such permission may be revoked by the Landlord at any time for any lawful reason. Violation of any provision of this Addendum is considered a violation of the Lease and is grounds for eviction.

The Landlord reserves the right to set and change the days and hours of use for all amenities and to change the character of or close any amenity based upon the needs of the Landlord or for any reason in the Landlord's sole and absolute discretion, without notice to the Tenant. In such cases, Tenant shall not be entitled to any compensation, rent abatement or offset of rent whatsoever. Further, the Landlord may make changes to this Addendum and any rules for use of any amenity at any time.

Tenant shall not engage in any conduct that is disruptive to others or interferes with the operation or maintenance of any amenity. Tenant shall not cause or permit any noise or engage in any behavior that disrupts the peace and quiet of others or in any way obstructs or interferes with the rights of others or injures or annoys others.

2. PACKAGE RELEASE.

a. The Property accepts packages on behalf of the Tenant. Tenant hereby grants Landlord permission to sign and accept any parcels or letters sent to the Apartment through UPS, Federal Express, Airborne, United States Postal Service and the like.

b. Packages in excess of 40 pounds will not be accepted by the Landlord and/or into the Property. Tenant hereby agrees that Tenant shall schedule this type of delivery with the front desk of the building as such a delivery constitutes a move-in packages or deliveries and must be accompanied by movers.

c. Tenant hereby agrees that the Landlord shall not be liable for any lost, damaged or unordered deliveries and agrees to the hold the Landlord harmless for any all such claims.

OTHER:

If there is any conflict between the terms of this Addendum and the Lease, the terms of this Addendum shall control. Further, in the event a provision of this Addendum shall be held unenforceable, null and void, or a violation of public policy, such provisions shall be severed from the Lease and the remainder shall continue in full force and effect.

Video cameras may be installed in any of the Amenities. By signing this Addendum, Tenant and on behalf of the occupants hereby consents and their guests to the Landlord's monitoring and/or recording of all activity in any of the amenities.

Violation of any provision of this Addendum may result in the Tenant, Occupants and guests being asked to leave and/or having privileges of use of any amenity revoked. Additionally, violation of any provision of this Addendum is grounds for eviction.



THE TERMS OF THIS ADDENDUM APPLY TO THE TENANT AND THE OCCUPANTS AND THEIR GUESTS AND INVITEES AND TENANT SHALL BE SOLELY RESPONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, HOUSE RULES/RULES AND REGULATIONS AND ALL RULES AND REGULATIONS POSTED. TENANT HEREBY AGREES TO INDEMNIFY AND HOLD THE LANDLORD HARMLESS FROM ALL CLAIMS, ALLEGATIONS, ACTIONS, DAMAGE, LEGAL FEES, LOSSES OR LIABILITIES OF EVERY TYPE OF SUCH PERSONS.

ASSUMPTION OF RISK. All persons using any of the amenities and the fitness equipment do so at their own risk. The Landlord and the Management Company, each of their respective officers, partners, employees, members, agents, servants, assigns, owners, subsidiaries and affiliates assume no responsibility for any death, accident or injury incurred by any party or person in connection with the use of any of the amenities, including but not limited to any fitness equipment located therein, or for any loss or damage to personal property. The Landlord has not stated or implied in any way that the Landlord will provide or be responsible in any way for the personal property or the security or safety of Tenant, Occupants or their guests. The Tenant is responsible for the actions of their children, Occupants and all guests. The Tenant, the Tenant's children and Occupants and all guests expressly assume and accept any and all risks associated with the use of any of the amenities, including, but not limited to injury or death. Additionally, Tenant expressly agrees to assume all risks of every type, including but not limited to risks of death, personal injury or property damage, of whatever nature or severity, related to the use by the Tenant, Occupants and all guests of any of the amenities and any fitness equipment therein.


WAIVER, RELEASE, DISCHARGE AND INDEMNITY

In consideration of being allowed to use any of the amenities and any and all equipment in the amenities, Tenant hereby waives and releases and forever discharges the Landlord listed above and the entity on page 1 of the Lease, the Management Company, each of their respective officers, partners, employees, members, agents, servants, assigns, owners, subsidiaries and affiliates of the Landlord and Management Company ("Releasees") from any and all claims, damages, responsibilities or liability for death, injuries or damages concerning, relating to or resulting from the Tenant including but not limited to any Occupants' or any guest of the Tenant presence in and/or use of the amenities, participation in any activities in the amenities or use of any fitness equipment by the Tenant, including the Occupants.

Tenant hereby agrees to and shall indemnify and hold harmless Releasee's from any cause of action, damages, attorney's fees, losses for property damage, personal injury and/or death of/to Tenant, Occupant and/or Tenant's and Occupant's guests, agents and/or invitees and/or any other third parties and for defense costs, caused in whole or in part by the acts or omissions of the Tenant, Occupants, and/or their guests, agents and/or invitees.

			
Tenant's Signature Srajan Garg	Date	Tenant's Signature Meha Mehta	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date

NEWPORT RESIDENTIAL MANAGEMENT,
Managing Agent for the Landlord

	
Landlord	Date

COVID-19 AMENITY LEASE ADDENDUM

This is an Addendum to the Lease between 30 RIVER COURT EAST URBAN RENEWAL COMPANY ("Landlord") and Srajan Garg and Meha Mehta and Occupants (collectively, "Tenant") for apartment Apt. 1805 at 30 RIVER COURT JERSEY CITY, NJ 07310 ("Apartment" or "Premises") and is hereby incorporated and made a part of the Lease.

The term "Landlord" as used herein includes the Landlord listed above, the entity listed on page 1 of the Lease and Newport Residential Management ("Management Company"), (collectively "Landlord"), each of their respective officers, partners, employees, members, agents, servants, principals, owners, subsidiaries, affiliates and successors and assigns.

The term "Amenities" includes, but is not limited to, all parts of the apartment community owned and managed by the Landlord that may be used by the Tenant, Occupants, guests, visitors and invitees and includes, but is not limited to, the fitness center, pool, lounge, roof decks, patios, barbecue area, playroom, screening room, game room, dog park, recreation area and business center, if located at the Property and in the apartment community.

Landlord and Tenant hereby agree as follows:

1. The Landlord and Tenant acknowledge that COVID-19 is a global pandemic and Federal and State declarations of emergency were issued regarding the spread of the coronavirus.

2. The Landlord is allowing the Tenant, Occupants, guests, visitors and invitees of the Tenant and other third parties, to the extent permitted in the Lease and allowed by law to use the Amenities despite the existence of COVID-19. In doing so, Tenant shall comply with terms set forth herein, the Lease, Rules and Regulations, House Rules and all posted signs and use due care for the safety of Tenant, all Occupants, guests, visitors and invitees and unknown third parties when using the Amenities and the equipment therein. Tenant shall comply with all local, state, federal, orders, regulations, laws, orders and guidelines to prevent the exposure to and spread of COVID-19. To the extent sign in sheets at each Amenity are provided, the Tenant, all Occupants, guests, visitors and invitees shall sign in so as to facilitate potential contact tracing efforts. The Tenant is responsible for the behavior of the Tenant, Occupants, and all of Tenant's guests, visitors and invitees.

3. The Landlord's COVID Contact Person is Shayna Komack and can be contacted via email at newportmanagement@newportnj.com and by telephone at 201-626-2053. Any violations of this Addendum, the Lease, Rules and Regulations, House Rules, posted signs, and any violations of any local, state or federal rule, law, ordinance, or regulation should be reported to the Landlord's COVID Contact Person. In addition, violation of this Addendum is grounds for eviction.

4. The Tenant agrees and acknowledges that if the Tenant, any Occupants, guests, visitors and invitees of the Tenant have symptoms of COVID-19, have tested positive for COVID-19, or were exposed to someone with COVID-19 within the last 14 days or are or have been otherwise sick are prohibited from using the Amenities. Any person with a fever of 100.4 degrees or above or other signs of COVID-19 illness are not allowed to use the Amenities. The aforesaid individuals should quarantine and seek appropriate medical care to prevent the spread of COVID-19.

5. The Tenant, Occupants, guests, visitors and invitees of the Tenant should practice social distancing and wear a face covering when using all Amenities, unless doing so would inhibit the individual's health. Based upon New Jersey COVID-19 Outdoor Pool Standards, a face covering should not be put on children under the age two because of the damage of suffocation and a face covering should not be worn in the water due to increased risk of drowning.

6. Sharing of furniture at the pool, including but not limited to lounge chairs, umbrellas, towels and other equipment, except among immediate family members, caretakers, household members or romantic partners, is prohibited.

7. Tenant, Tenant's Occupants, guests and invitees shall engage in social distancing when using all Amenities especially on the pool deck and surrounding area and water, unless the individual needs assistance in order to swim and except for immediate family members, caretakers, household members or romantic partners.

8. In the pool, Tenants must use their own water play equipment, including but not limited to, fins, kickboards, noodles and toys and the sharing of such equipment is prohibited except among immediate family members, caretakers, household members or romantic partners.

9. THE TERMS OF THIS ADDENDUM SHALL APPLY TO TENANTS AND THE OCCUPANTS, GUESTS, INVITEES, VISITORS OF TENANT AND TENANT(S) SHALL BE SOLELY RESPONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, HOUSE RULES AND ALL SIGNS AND RULES AND REGULATIONS POSTED. TENANT HEREBY AGREES TO INDEMNIFY AND HOLD THE LANDLORD HARMLESS FROM ALL CLAIMS, ALLEGATIONS, ACTIONS, DAMAGES, ATTORNEY'S FEES, LOSSES AND LIABILITIES OF EVERY TYPE OF SUCH PERSONS.



10. **ASSUMPTION OF RISK:** Tenant acknowledges and agrees that Landlord has not made any verbal or written representations, guaranties, covenants, or warranties, either express or implied, that: (a) the apartment community or its Amenities, entrances, exits, common areas, Apartments, or any portion thereof are safe or free from COVID-19; (b) the neighboring community or neighborhood outside of or around the apartment community are safe or free from COVID-19; or (c) any measures adopted or followed to meet any health guidelines or federal, state or local orders will protect Tenant, Occupants, guests, visitors and invitees from COVID-19. Tenant understands that the Landlord is unable to keep the common areas and Amenities of the apartment community completely free from COVID-19 and that there are inherent risks and dangers, known and unknown, foreseeable and unforeseeable, in using the Amenities and the equipment therein. Tenant understands that other tenants, guests, Occupants, vendors, contractors, subcontractors or any third parties at the Property and in the apartment community could or may fail to follow basic acceptable standards of safety and hygiene that could expose Tenant, Occupants, invitees, guests and visitors to COVID-19 and spread COVID-19. Such dangers include but are not limited to exposure to COVID-19, contracting COVID-19 and any injury, illness or death and medical expenses related thereto, loss or damage to person or property.

All persons using the Amenities and the equipment therein do so at their own risk and Tenant, Tenant’s children, guests, Occupants, visitors and invitees expressly assume all such risks of every type, including but not limited to risk of death, personal injury, or property damage and responsibility for any damages, liabilities, losses or expenses to person or property which Tenant, Occupants, visitors and invitees may incur in connection with use of the Amenities and the equipment therein. Tenant understands that it is Tenant’s sole responsibility to obtain proper and adequate insurance to protect Tenant against loss or damage to person or property. The Landlord, each of its respective officers, partners, employees, members, principals, agents, servants, successors, assigns, owners, subsidiaries and affiliates assume no responsibility for any death, accident or injury incurred by any party or person in connection with the use of the Amenities or the equipment therein and for any loss or damage to personal property. The Landlord has not stated or implied in any way that the Landlord will provide or be responsible in any way for the security or safety of Tenant and/or all Occupants, or that of the Tenant’s property. The Tenant is responsible for the actions of Tenant’s guests, invitees, children and Occupants and the Tenant, the Tenant’s guests, invitees, children and Occupants expressly assume and accept any and all risks associated with the use of the Amenities and the equipment therein, including, but not limited to injury or death.


11. **WAIVER, RELEASE, DISCHARGE AND INDEMNITY:** In consideration of being allowed to use the Amenities and the equipment therein, Tenant hereby waives and releases and forever discharges the Landlord, each of its respective officers, partners, employees, members, agents, servants, successors and assigns, owners, subsidiaries and affiliates (“Releasees”) from any and all claims, responsibilities or liability for injuries or damages resulting from the Tenant’s or the Tenant’s children’s or any Occupant’s, guests’ invitees and visitors’ use of the Amenities and the equipment therein, the Tenant’s or the Tenant’s children or any Occupant’s participation in any activities or Tenant’s use, the Tenant’s children or any Occupant’s use of any equipment in the Amenities. Tenant hereby agrees to and shall indemnify and hold harmless Releasees from any cause of action for property damage, personal injury and/or death of/to Tenant and/or Tenant’s child(ren), and/or Occupant and/or any other third parties, and for defense costs caused in whole or in part by Tenant’s negligence, the negligence of the Tenant’s children, Occupants, any agent of the Tenant or any person under the control of tenant. Tenant represents that the foregoing waiver and release is made freely and voluntarily by the Tenant, and the Tenant has not been forced or coerced in any way to sign this waiver and release.

12. Landlord and Tenant agree, acknowledge and consent that this Lease Addendum may be signed electronically by either or both parties and may be signed in counterparts (can be signed separately and on different pages). A party must provide written notice to the other party if one party does not agree, acknowledge and consent to electronically sign this Lease Addendum.

13. In the event there is a conflict between this Addendum and the Lease, the terms of this Addendum shall govern.

			
Tenant's Signature Srajan Garg	Date	Tenant's Signature Meha Mehta	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date

NEWPORT RESIDENTIAL MANAGEMENT,
Managing Agent for the Landlord

	
Landlord	Date

NO SMOKING LEASE ADDENDUM

This is an Addendum to the Lease between 30 RIVER COURT EAST URBAN RENEWAL COMPANY ("Landlord") and Srajan Garg and Meha Mehta and Occupants (collectively, "Tenant") for 30 RIVER COURT Apt. 1805 , Jersey City, NJ ("Apartment" or "Premises") and is hereby incorporated and made a part of the Lease.

The term "Landlord" as used herein includes the Landlord listed above and the entity listed on page 1 of the Lease, Newport Residential Management ("Management Company"), each of their respective officers, partners, employees, members, agents, servants, assigns, owners, subsidiaries and affiliates of the Landlord and Management Company. In the event there is a conflict between this Addendum and the Lease, the terms of this Addendum shall govern. Landlord and Tenant hereby agree as follows:

1. **No Smoking Policy:** Due to the increased risk of fire, increased maintenance costs, and the health effects of secondhand smoke, Landlord has adopted the within No Smoking Policy. Smoking in any Apartments is strictly prohibited. Smoking in any interior common areas and other public areas, including but not limited to community rooms, community bathrooms, lobbies, reception areas, hallways, laundry rooms, stairways, fitness centers, lounges, playrooms, offices and elevators, any other indoor or outdoor shared community spaces and/or amenity and within all Apartment units, and within twenty (20) feet of the building(s) including entry ways, porches, balconies and patios is strictly prohibited. This policy applies to all residents, guests, visitors, service personnel and employees.



2. **Definition:** The term "smoking" means the burning of, inhaling from, exhaling the smoke from, or the possession of a lighted cigar, cigarette, pipe or any other matter or substance which contains tobacco or any matter that can be smoked, or the inhaling or exhaling of smoke or vapor from an electronic smoking device.

3. **Landlord is NOT a Guarantor of Smoke Free Environment:** Tenant acknowledges that Landlord's adoption of a No Smoking Policy and the efforts to designate portions of the **EAST HAMPTON** ("Property") as non-smoking does not make the Landlord or any Management Company, the guarantor of Tenant's health or of the smoke free/condition of the non-smoking portions of the Property. However, the Landlord will take reasonable steps to enforce the No Smoking Policy. Landlord is not required to take steps in response to smoking unless Landlord has actual knowledge of the smoking and the identity of the responsible Tenant.

4. **Landlord Disclaimer:** Tenant acknowledges that Landlord's adoption of a non-smoking living environment and the efforts to designate portions of the Property as non-smoking does not in any way change the standard of care that the Landlord has under applicable law to render the Property any safer, more habitable or improved in terms of air quality standards than any other rental premises. Landlord specifically disclaims any implied or express warranties that the Property will have any higher or improved air quality standards than any other rental property. Landlord cannot and does not warrant or promise that the Property will be free from secondhand smoke. Tenant acknowledges that Landlord's ability to police, monitor or enforce this Addendum is dependent in a significant part on voluntary compliance by Tenant and Tenant's guests. Tenants with respiratory ailments, allergies or any other condition relating to smoke are put on notice that the Landlord does not assume any higher duty of care to enforce this Addendum than any other Landlord obligation under the Lease.

5. **Lease Violation:** Tenants are responsible for the actions of members of their household, their guests, invitees, agents and visitors. Failure to comply with any of the provisions of this Addendum shall constitute a substantial breach of the Lease, which are grounds for eviction. In addition, the Tenant shall be responsible for all attorney's fees, costs and expenses incurred by the Landlord in connection with any breach of this Addendum as well as to remove smoke, odor or residue. All attorney's fees, costs and expenses are due and collectible as Additional Rent.

6. **Hold Harmless and Indemnification:** Tenant hereby agrees to indemnify and hold the Landlord and Management Company and each of their respective officers, partners, employees, members, agents, servants, assigns, owners, subsidiaries and affiliates harmless from any claims, losses and liability for any damages, personal injury or death should it be determined that due to the Tenant's (which includes but is not limited to Occupant's) smoking in the Apartment or common areas of the Property such damages or injury or death is attributable to the Tenant or Occupant's smoking. Tenant shall indemnify the Landlord and the Management Company against all legal fees incurred in defense of any lawsuit related to the breach of any provision in this Addendum, including but not limited to the Tenant's smoking in the Apartment or common areas of the Property.

			
Tenant's Signature Srajan Garg	Date	Tenant's Signature Meha Mehta	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date

NEWPORT RESIDENTIAL MANAGEMENT,
Managing Agent for the Landlord

Roger Mejia-Lopez
Landlord



Date

WATER AND SEWER CHARGES ADDENDUM

This is an Addendum to the Lease between 30 RIVER COURT EAST URBAN RENEWAL COMPANY ("Landlord") and Srajan Garg And Meha Mehta and Occupants (collectively, "Tenant") for 30 RIVER COURT Apt. 1805, Jersey City, NJ ("Apartment") and is hereby incorporated and made a part of the Lease.

The term "Landlord" as used herein includes the Landlord listed above and the entity listed on page 1 of the Lease, Newport Residential Management ("Management Company"), each of their respective officers, partners, employees, members, agents, servants, assigns, owners, subsidiaries and affiliates of the Landlord and Management Company. In the event there is a conflict between this Addendum and the Lease, the terms of this Addendum shall govern. Landlord and Tenant hereby agree as follows:

- 1. In order to promote more efficient utility usage and conserve energy the Tenant hereby agrees that the Tenant shall be responsible to pay the Landlord for Tenant's proportional share of water and sewer service to the Apartment as permitted by applicable law. (Collectively, the "Charges"). All such Charges are due and collectible as Additional Rent.
- 2. Unless changed by the Landlord, Tenant shall receive a bill directly from the Landlord's billing company for the Charges based upon the Tenant's use in the Apartment. Tenant must pay the Landlord directly the amount shown on the bill received from the Landlord's billing company. The Landlord reserves the right to change billing companies at any time without any prior notice to the Tenant.
- 3. Payment of all the Charges must be received by the Landlord no later than ten (10) days after the same is due or the payment will be deemed late. The late payment of any bill or failure to make payment shall result in the imposition of a charge equal to 5% of the outstanding charges, which is due and collectable as additional rent. If, for any reason, a payment due to the Landlord's billing company which is due to be paid and is not paid and the Landlord pays it, the Tenant shall reimburse the Landlord the sum paid upon demand and such sum shall be due and collectible as Additional Rent. The Tenant shall be held responsible to pay any and all legal fees and costs incurred by the Landlord in connection with its efforts to seek reimbursement of the Charges.
- 4. Payment by the Tenant or receipt by the Landlord of an amount less than the amount due shall be applied to any unpaid balance. Payments shall first be applied to the oldest outstanding rent balance.
- 5. A sub-metering device shall be installed and connected to each water source in the Apartment to measure usage. Tenant agrees not to tamper with, remove, adjust, tinker, damage, injure, destroy or impair any sub-metering system or device. In the event the Tenant violates this provision, the Tenant shall be responsible to reimburse the Landlord for all damages to such devices, which shall be due and collectible as Additional Rent.
- 6. The Tenant shall promptly notify the Landlord in writing if any sub-metering device is in need of repair or damaged.
- 7. When the Tenant moves out of the Apartment, the Tenant shall receive a final bill for Charges. The Charges must be paid at the time Tenant moves out. If the Charges are not paid, the Tenant hereby agrees that the Charges plus any other remaining or outstanding unpaid Charges may be paid by the Landlord and Tenant hereby agrees that such sums shall be deducted from the Tenant's security deposit.
- 8. The Landlord shall not be responsible for any loss or damage the Tenant incurs as a result of any outage, interruption of water or sewer service or fluctuation of service provided to the Apartment as well as any inconvenience. Additionally, in the event of any outage, interruption of water or sewer service or fluctuation of service, the Tenant shall not be entitled to any offset, reduction of rent or compensation for any alleged diminished rental value of the Apartment.
- 9. In the event of a repair of a leak in the water supply system servicing the Apartment, Landlord may, after reviewing the billing records for the Apartment and consulting with the contractor that repaired the leak, determine as accurately as possible what portion of the water usage measured by the sub-meter servicing the Apartment resulted from such leak. The Tenant shall be entitled to a credit in the amount by which the Tenant's share for the Charges during the billing period in which the leak occurred exceeded the amount which would have been payable in the absence of such leak. No such credit shall be available, however, with respect to any period during which the Tenant knew or should have known about the leak but failed to notify the Landlord as well as any period where the Tenant failed to grant access to the Apartment to repair the leak.
- 10. The Tenant shall be charged for the full period of time that Tenant was living in, occupying, or responsible for payment of rent or utility charges for the Apartment. If the Tenant breaches the Lease, the Tenant shall be responsible for utility charges for the time period the Tenant is obligated to pay the charges under the Lease. In the event the Tenant fails to timely establish utility services to the Apartment, the Tenant shall be responsible to pay for all Charges for any utility service billed to the Landlord for the Apartment, which is due and collectible as Additional Rent.
- 11. Any breach of any provision of this Addendum shall constitute a material and substantial breach of the Lease, which are grounds for eviction under New Jersey law.
- 12. In the event that a provision or a portion of any provision of this Addendum shall be held to be unenforceable, null and void, or a violation of public policy, such provision shall be severed from this Addendum, and the remainder of this Addendum shall continue in full force and effect. If there is a conflict between the Lease and this Addendum, the term of this Addendum shall control.

			
Tenant's Signature Srajan Garg	Date	Tenant's Signature Meha Mehta	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date

NEWPORT RESIDENTIAL MANAGEMENT,
Managing Agent for the Landlord



<u>Roger Mejia-Lopez</u>	
Landlord	Date

REFUSE FEE ADDENDUM


This is an Addendum to the Lease between 30 RIVER COURT EAST URBAN RENEWAL COMPANY ("Landlord") and Srajan Garg and Meha Mehta and Occupants (collectively, "Tenant") for apartment Apt. 1805 at 30 RIVER COURT JERSEY CITY, NJ 07310 ("Apartment" or "Premises") and is hereby incorporated and made a part of the Lease.

The term "Landlord" as used herein includes the Landlord listed above, the entity listed on page 1 of the Lease and Newport Residential Management ("Management Company"), (collectively "Landlord"). In the event there is a conflict between this Addendum and the Lease, the terms of this Addendum shall govern. Violation of any provision of this Addendum is grounds for eviction. The Landlord and Tenant hereby agree as follows:

- 1. Tenant hereby agrees that the Tenant shall pay the Landlord a Refuse Fee \$12.50 per month on or before the 1st of each month for the Apartment. (hereinafter, the "Charges"). All such Charges are due and collectible as Additional Rent.
- 2. Payment of all the Charges must be received by the Landlord no later than the 10th of each month. The late payment or failure to make payment shall result in the imposition of a charge equal to 5% of the outstanding charges, which is due and collectable as additional rent. The Tenant shall be held responsible to pay any and all legal fees and costs incurred by the Landlord in connection with its efforts to seek reimbursement of the Charges.
- 3. Any breach of any provision of this Addendum shall constitute a material and substantial breach of the Lease, which are grounds for eviction under New Jersey law.
- 4. In the event that a provision or a portion of any provision of this Addendum shall be held to be unenforceable, null and void, or a violation of public policy, such provision shall be severed from this Addendum, and the remainder of this Addendum shall continue in full force and effect. If there is a conflict between the Lease and this Addendum, the term of this Addendum shall control.

			
Tenant's Signature Srajan Garg	Date	Tenant's Signature Meha Mehta	Date
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Tenant's Signature	Date	Tenant's Signature	Date

NEWPORT RESIDENTIAL MANAGEMENT,
Managing Agent for the Landlord


Landlord

Date

INSURANCE LEASE ADDENDUM



This is an Addendum to the Lease between 30 RIVER COURT EAST URBAN RENEWAL COMPANY ("Landlord") and Srajan Garg and Meha Mehta (collectively, "Tenant") for 30 RIVER COURT Apt. 1805 , Jersey City, NJ ("Apartment" or "Premises") and is hereby incorporated and made a part of the Lease.

The term "Landlord" as used herein includes the Landlord listed above and the entity listed on page 1 of the Lease, Newport Residential Management ("Management Company"), each of their respective officers, partners, employees, members, agents, servants, assigns, owners, subsidiaries and affiliates of the Landlord and Management Company. In the event there is a conflict between this Addendum and the Lease, the terms of this Addendum shall govern. Landlord and Tenant hereby agree as follows:

1. The Tenant shall purchase and maintain throughout the course of the tenancy personal liability insurance covering Tenant, all Occupants, guests and invitees, and Tenant's Pet(s), if any, for personal injury and property damage and death (including damage to the Landlord's property), caused to third parties by any of the aforesaid individuals and Tenant's Pet(s), if the Tenant has Pet(s), with a minimum policy coverage amount of \$100,000.00 per occurrence, from a carrier with an AM Best rating of A-VII or better, licensed to do business in New Jersey.
2. The Tenant shall purchase and maintain throughout the course of the tenancy renters insurance with a minimum of \$10,000.00 coverage to protect against loss or damage to Tenant's personal property or belongings.
3. Please ensure that the following name is listed as an additional "Interested Party" on your policy along with the following address:

30 RIVER COURT EAST URBAN RENEWAL COMPANY
82 Nassau Street DPT 33028
New York, New York 10038
4. The Tenant must notify the carrier that the carrier is required to provide notice to the Landlord within 30 days of any cancellation, non-renewal, or material change in coverage. The Landlord retains the right to hold the Tenant responsible for any loss in excess of the insurance coverage.
5. The Tenant must furnish proof to the Landlord prior to receipt of the keys to the Apartment and prior to lease renewal that the Tenant has complied with the provisions of this Addendum.
6. Any default under the terms of this Addendum shall be deemed a substantial breach of the Lease, which is grounds for eviction and the Landlord shall be entitled to exercise all rights and remedies available under the law.
7. The Landlord may provide information of an insurance program made available to residents, which provides an opportunity to buy renter's insurance from a preferred company. However, the Tenant is free to contract for the required insurance with a provider of the Tenant's choosing. The Landlord's preferred insurance provider can be contacted at (844) 406-0531 or through <https://newport.getcoveredinsurance.com/residential>.
8. The Landlord and Tenant agree that subrogation is allowed by all parties.
9. Tenants shall submit proof to the Landlord that the Tenant obtained the insurance required under the lease prior to occupancy of the Apartment, at the time of each renewal period, and as requested by the landlord. If at any time coverage lapses or is canceled, the Landlord shall have the right to charge a monthly **non-compliance** fee of \$20 which is due on the 1st of every month beginning the first month of noncompliance until said requirements are satisfied. This charge is due and collectible as additional rent.

THE TERMS OF THIS ADDENDUM SHALL APPLY TO TENANTS, OCCUPANTS, AGENTS AND INVITEES OF THE TENANT AND TENANT SHALL BE SOLELY RESPONSIBLE FOR THE COMPLIANCE OF SUCH PERSONS WITH THE LEASE, THIS ADDENDUM, HOUSE RULES AND ALL RULES AND REGULATIONS POSTED. TENANT HEREBY AGREES TO INDEMNIFY AND HOLD THE LANDLORD HARMLESS FROM ALL CLAIMS, ALLEGATIONS, ACTIONS, DAMAGES, ATTORNEY'S FEES COSTS, LOSSES AND LIABILITIES OF EVERY TYPE OF SUCH PERSONS.

			
Tenant's Signature Srajan Garg	Date	Tenant's Signature Meha Mehta	Date
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NEWPORT RESIDENTIAL MANAGEMENT,
Managing Agent for the Landlord

Roger Mejia-Lopez

Landlord

Date

ARBITRATION RIDER ATTACHED AND FORMING A PART OF THE LEASE BETWEEN 30 RIVER COURT EAST URBAN RENEWAL COMPANY ("OWNER") AND Srajan Garg and Meha Mehta ("TENANT") REGARDING APARTMENT Apt. 1805 (THE "PREMISES"). THE PREMISES ARE LOCATED AT 30 RIVER COURT Apt. 1805 NEW JERSEY (THE "BUILDING"). IN THE EVENT OF ANY INCONSISTENCY BETWEEN THE PROVISIONS OF THIS RIDER AND THE PROVISIONS OF THE LEASE TO WHICH THIS RIDER IS ANNEXED, THE PROVISIONS OF THIS RIDER SHALL GOVERN AND BE BINDING.

ARBITRATION RIDER

Any and all disputes between Tenant and Owner arising under or relating to this Lease, the Premises and/or the Building ("Disputes"), other than those matters specifically identified below as "Exempt Claims" or as "Limitations on Arbitration", shall be resolved by binding arbitration as more fully described below.

WAIVERS OF RIGHT TO SUE AND TO A JURY TRIAL:

PURSUANT TO THIS ARBITRATION RIDER, TENANT AND OWNER WAIVE AND RELEASE ANY RIGHT TO PRESENT THEIR DISPUTES IN A COURT OF LAW OR EQUITY OTHER THAN WITH RESPECT TO THE EXEMPT CLAIMS, AND WAIVE AND RELEASE ANY RIGHT TO A TRIAL BY JURY OF THEIR DISPUTES. TENANT AND OWNER FURTHER AGREE THAT ANY DECISION RENDERED BY AN ARBITRATOR SHALL BE FINAL, BINDING AND SHALL NOT BE APPEALABLE UNLESS OTHERWISE PROVIDED BY LAW. TENANT AND OWNER AGREE THAT THE SCOPE OF THIS ARBITRATION RIDER SHALL BE LIMITED ONLY BY APPLICABLE STATUTES, COURT RULES AND PUBLIC POLICY, IF ANY. TENANT AND OWNER SPECIFICALLY AGREE THAT THE ARBITRATOR APPOINTED HEREUNDER SHALL HAVE THE RIGHT TO DETERMINE WHETHER A DISPUTE PRESENTED FOR ARBITRATION IS SUBJECT TO THIS ARBITRATION RIDER, REGARDLESS OF THE SUBSTANCE OF THE DISPUTE. ALL CLAIMS, OTHER THAN EXEMPT CLAIMS, INCLUDING, BUT NOT LIMITED TO, ANY CLAIM OF INTENTIONAL WRONGDOING AND/OR UNFAIR CONDUCT SHALL BE SUBJECT TO THIS ARBTIRATION RIDER. **Under this Arbitration Rider, Tenant specifically waives, releases and relinquishes any right to seek to proceed in a court of law or equity on any basis whatsoever, including, but not limited to, in any class action, collective action, consolidated action, joint action or on any basis involving Disputes brought in a purported representative capacity on behalf of the general public, to the fullest extent permitted by law.**

OWNER AND TENANT AGREE AND ACKNOWLEDGE THAT THIS ARBITRATION RIDER MAY NOT BE SEPARATED FROM THE LEASE AND CANNOT BE REVOKED OR CANCELLED BY TENANT OR OWNER, AND IT IS AND WILL BE ENFORCEABLE WITH RESPECT TO ANY DISPUTES EVEN IF THE LEASE EXPIRES OR IS TERMINATED.

ARBITRATION UNDER THIS AGREEMENT:

The Arbitrators. Any Dispute shall be submitted for final and binding arbitration to Judicial Arbitration and Mediation Services, Inc. ("JAMS") at the JAMS office most closely located to the Building and shall be a conducted by a single arbitrator in accordance with JAMS' Comprehensive Arbitration Rules and Procedures (as amended from time to time, the "JAMS Rules")(a copy of the JAMS Rules are available at www.jamsadr.com <<http://www.jamsadr.com>>). In the event JAMS is no longer in existence at the time of a Dispute, the arbitration shall instead be administered by National Arbitration and Mediation or its successor ("NAM") in accordance with NAM's Comprehensive Dispute Resolution Rules and Procedures and the Fee Schedule in effect at that time.

How to Bring a Dispute to Arbitration. Any Dispute under this Arbitration Agreement shall be submitted to arbitration on at least thirty (30) days' written notice to the other party. The party desiring to bring a Dispute to arbitration (the "Delivering Party") shall deliver a written notice (an "Arbitration Notice") to the other party; the Arbitration Notice must contain (i) the Delivering Party's good faith factual statement of each Dispute and (ii) that the Delivering Party agrees to participate in and be bound by any decision rendered by one arbitrator in accordance with JAMS Rules. The other party (the "Responding Party") must respond to the Arbitration Notice by delivering a statement in response to the Arbitration Notice (the "Responding Notice") (i) a response to the Arbitration Notice stating in writing the reasons the Responding Party believes the Delivering Party is incorrect with respect to the Disputes and all defenses the Responding Party may have with respect to the Disputes contained in the Arbitration Notice and (ii) that the Responding Party agrees to participate in and be bound by any decision rendered by one arbitrator in accordance with JAMS Rules. If the Responding Party fails to timely deliver a Responding Notice, the single arbitrator is hereby expressly authorized and directed to decide the Disputes without submission by a Responding Party. **OWNER AND TENANT AGREE TO SIGN ANY DOCUMENTS AND TO DO ALL THINGS NECESSARY TO SUBMIT ANY DISPUTES TO ARBITRATION.** Upon request and for good cause shown, the arbitrator may in his or her sole discretion (either independently or upon request of the Tenant or Owner) require the Tenant and/or Owner to disclose information or provide witnesses with information relevant to the Dispute. Owner and Tenant recognize that the disclosure available under the applicable rules of JAMS or NAMS do not permit the type of discovery that would be available in a court of law, and both Owner and Tenant waive and release their rights to conduct discovery that may otherwise be available in a court of law.

The Arbitrator's Qualifications/No Conflict of Interest. The arbitrator appointed pursuant to this Arbitration Rider shall (i) be experienced in the issue to which the Dispute relates, and shall have been actively engaged in issues substantially similar to the Dispute in New Jersey for a period of at least ten (10) years before the date of its appointment hereunder, (ii) be sworn to fairly and impartially perform their duties as arbitrator, and (iii) not be an employee or past employee of Owner or Tenant or of any other person, partnership, corporation or other form of business or legal association or entity that controls, is controlled by or is under common control with Owner or Tenant, nor shall the Arbitrator be related by blood or marriage to the Tenant or to the officers or employees of Owner. No arbitrator may serve unless he or she has agreed in writing to abide by the terms of this Arbitration Agreement.

The Arbitrator Will Decide the Dispute Within Thirty Days. Within thirty (30) days after the appointment of the arbitrator, the arbitrator must issue a written opinion (a) determining each Dispute which is the subject of the arbitration (each of which shall be determined separately) and (b) identifying the prevailing party with respect to each Dispute (or the arbitrator may state that there is no prevailing party). The arbitrator must choose either the result proposed by Owner or the result proposed by Tenant with respect to each Dispute, based on which determination the arbitrator concludes is closest to the correct determination for each Dispute.

The arbitrator shall, in rendering any decision pursuant to this Paragraph, decide only the specific Dispute presented to them. The arbitrator shall be bound by the provisions of this Lease, and shall not add to, subtract from or otherwise modify the terms and contents of this Lease. Except with respect to the interpretation and enforcement of the arbitration procedures (which shall be governed by the Federal Arbitration Act to the extent not covered by JAMS arbitration procedures), the arbitrator shall apply both the substantive and procedural laws of the State of New Jersey in connection with his or her determination of the Dispute.

The Arbitrator's Decision is Final and Binding. The arbitrator's written decision shall be conclusively binding upon the parties (whether or not a judgment is entered in any court), and an award of an arbitrator rendered pursuant to the provisions of this Arbitration Rider may be enforced in accordance with the laws of the State of New Jersey. If either party fails to appear at a hearing scheduled and noticed by the arbitrator, the arbitrator is expressly authorized (but not directed) to decide in the favor of the party which attends the arbitration.

The Losing Party Pays the Arbitrator. In all arbitration proceedings pursuant to the terms of this Arbitration Rider, the party that is not the Prevailing Party as determined by the arbitrator shall pay the arbitration costs imposed by JAMS and the fees and expenses of the arbitrator, together with all reasonable out-of-pocket fees and expenses, including reasonable attorneys' fees, incurred by the prevailing party in connection with such proceeding within thirty (30) days after demand by the Prevailing Party. In its demand, the Prevailing Party must provide proof that it has incurred the costs for which is seeking payment. Owner shall be obligated to pay any amount to Tenant, such repayment may be by providing a credit against the next payment(s) of rent due under this Lease. Pending the resolution of any dispute between the parties as to the respective obligations and liabilities of Owner and Tenant, Owner's determination of such matters shall control, subject to retroactive adjustment following resolution in accordance with the applicable terms hereof.

You May Have a Lawyer. Owner and Tenant shall each have the right, but are not obligated, to be represented by an attorney before the arbitrator and to submit facts, testimony and information in support of their respective positions in the matter in Dispute.

The Arbitration is Confidential. Unless the parties agree otherwise in writing, the parties, the arbitrator and JAMS shall treat the proceedings, any related discovery and the decisions of the arbitrator as confidential. Any action in court to enforce the arbitrator's decision shall not be confidential and the filing of any such legal action shall not be a violation of this Arbitration Rider. Although the arbitration will be confidential, you may notify any governmental authority of your Dispute and this Arbitration Rider shall not limit Tenant's rights.

Your Unit is Unique. Tenant acknowledges that his or her apartment is unique from every other apartment in the building in that among other things, his or her floor number, location on the floor, age of improvements or amount of rent in each apartment are established by its unique rental and maintenance history, which is distinct from every other apartment in the building.

LIMITATIONS ON ARBITRATION:

The following are the Claims not subject to arbitration and the limitations on the right to arbitrate under this Arbitration Rider:



DISPUTES THAT ARE NOT TO BE SUBMITTED TO ARBITRATION UNDER THIS ARBITRATION RIDER ARE LIMITED TO THE FOLLOWING WHICH MAY BE COMMENCED AND CONTINUED IN COURT: EVICTION AND/OR DISPOSSESS PROCEEDINGS BY LANDLORD AND THE TENANT'S DEFENSES THERETO, AND ACTIONS FOR NON-PAYMENT OF RENT OR FOR OTHER MONIES OWED BY TENANT TO LANDLORD AND THE TENANT'S DEFENSES THERETO.

If Tenant or Owner seeks to resolve a Dispute by arbitration, that Dispute will be arbitrated on an individual basis. There will be no right or authority for any Disputes to be arbitrated in a class action, collective action, consolidated action, joint action or on any basis involving Disputes brought in a purported representative capacity on behalf of the general public, Tenants or group of Tenants, or other persons similarly situated, and You and We are specifically barred from doing so.


The arbitrator's authority is limited to Disputes between Owner and Tenant alone. Disputes may not be joined or consolidated with claims of any other parties unless both Owner and Tenant agree in writing. An arbitration award and any judgment confirming it will apply only to the specific case and cannot be used in any other case except to enforce the award. The arbitrator may award money or injunctive or equitable relief only in favor of the individual party seeking relief and only to the extent necessary to provide relief warranted by that party's individual Claim.

Notwithstanding any other provision and without waiving the right to appeal such decision, if any portion of these Limitations on Arbitration is deemed invalid or unenforceable, then the entire Arbitration Rider (other than this sentence) will not apply. If any portion of this Arbitration Rider, except as otherwise provided in the Limitations on Arbitration subsection, is deemed invalid or unenforceable, it will not invalidate the remaining portions of this Arbitration Rider.

By initialing below, Tenant acknowledges that he or she (1) reads and understands the English language, (2) has received this 3 page Arbitration Rider, (3) has read and understands this Arbitration Rider, and (4) agrees that this Arbitration Rider is included in and is a part of the Lease.

			
Tenant's Signature Srajan Garg	Date	Tenant's Signature Meha Mehta	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date

NEWPORT RESIDENTIAL MANAGEMENT,
Managing Agent for the Landlord



	
Landlord	Date

ARBITRATION RIDER ATTACHED AND FORMING A PART OF THE LEASE BETWEEN 30 RIVER COURT EAST URBAN RENEWAL COMPANY ("OWNER") AND Srajan Garg and Meha Mehta ("TENANT") REGARDING APARTMENT Apt. 1805 (THE "PREMISES"). THE PREMISES ARE LOCATED AT 30 RIVER COURT Apt. 1805 NEW JERSEY (THE "BUILDING"). IN THE EVENT OF ANY INCONSISTENCY BETWEEN THE PROVISIONS OF THIS RIDER AND THE PROVISIONS OF THE LEASE TO WHICH THIS RIDER IS ANNEXED, THE PROVISIONS OF THIS RIDER SHALL GOVERN AND BE BINDING.


MATERIAL INDUCEMENT RIDER

In the event of any default by Owner under this Lease, prior to the commencement of any action, Tenant shall provide Owner with written notice thereof and a reasonable opportunity to cure such alleged default. Tenant’s agreement to this Rider constitutes a material inducement for Owner to enter into this Lease, and Tenant specifically acknowledges that but for such agreement, Owner would not be willing to lease the Premises to Tenant.

Your Unit is Unique. Tenant acknowledges that his or her apartment is unique from every other apartment in the building in that among other things, his or her floor number, location on the floor, age of improvements or amount of rent in each apartment are established by its unique rental and maintenance history, which is distinct from every other apartment in the building.

 _____ Tenant's Signature Srajan Garg	_____ Date	 _____ Tenant's Signature Meha Mehta	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date
_____ Tenant's Signature	_____ Date	_____ Tenant's Signature	_____ Date

NEWPORT RESIDENTIAL MANAGEMENT,
Managing Agent for the Landlord




 _____ Landlord	_____ Date
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WRITTEN NOTICE TO TENANT OF EXEMPTION FROM RENT CONTROL AND RENT LEVELING ORDINANCES AND
RENT CONTROL ADDENDUM TO LEASE AGREEMENT

This Rent Control Addendum (“Addendum”) is dated and effective as of the date on the Lease to which this Addendum is attached and made a part of the Lease and is made by and between Landlord and Tenant for the Apartment identified in the Lease.

Pursuant to N.J.S.A. 2A:42-84.3, the Landlord hereby notifies you, the Tenant, that the Apartment is exempt from the provisions of any rent control or rent leveling ordinances adopted by, and in effect in the City of Jersey City and that the Apartment will be exempt from any future rent control or rent leveling ordinance adopted by the City of Jersey City for a period of thirty (30) years following the date that the building which the Apartment is situated in received a certificate of occupancy from the Construction Code Official of the City of Jersey City.

Tenant acknowledges that he or she received notice of this exemption prior to entering into this Lease.

			
Tenant's Signature Srajan Garg	Date	Tenant's Signature Meha Mehta	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date
NEWPORT RESIDENTIAL MANAGEMENT, Managing Agent for the Landlord			
			
Landlord	Date		

AUTHORIZED E-SERVICE AMENITY RIDER

This is an Addendum to the Lease between 30 RIVER COURT EAST URBAN RENEWAL COMPANY ("Landlord") and Srajan Garg and Meha Mehta and Occupants (collectively, "Tenant") for 30 RIVER COURT Apt. 1805 , Jersey City, NJ ("Apartment" or "Premises") and is hereby incorporated and made a part of the Lease.

The term "Landlord" as used herein includes the Landlord listed above and the entity listed on page 1 of the Lease, Newport Residential Management ("Management Company"), each of their respective officers, partners, employees, members, agents, servants, assigns, owners, subsidiaries and affiliates of the Landlord and Management Company. In the event there is a conflict between this Addendum and the Lease, the terms of this Addendum shall govern. Landlord and Tenant hereby agree as follows:



1. Tenant hereby authorizes Landlord to enroll Tenant and Occupant(s) in third party electronic services available to Tenant(s) (as well as and any other program that may be initiated by Landlord subsequent to the date of this Lease), and agrees to supply all information required to effectuate such enrollment. At this time, the amenities offered are:

a) Click-Pay, which enables Tenant to remit rent via e-check (with no fee), or via credit card (for a fee);


b) Yardi Resident Portal, which enables Tenant to submit maintenance requests, and receive important building announcements, via traditional on-line methods, and also via a mobile app.

c) Parcel Pending, Luxor One, and Amazon Hub which allow Tenants to receive notification of the arrival of any package, as well as its location within the package locker system at the premises, as well as the ability to open the locker remotely, via traditional on-line methods, and also via a mobile app.
2. Tenant shall have the ability to opt-out of any or all of the above-described amenities directly through the 3rd party vendor(s).
3. Tenant hereby holds Landlord harmless for any damages incurred by Tenant due to the unauthorized use, or loss, of any data input into any of the websites or apps pertaining to any of the amenities listed above (and any other program that may be initiated by Landlord subsequent to the date of this lease).
4. The parties shall be deemed to have jointly drawn this Rider in order to avoid any negative inference against the preparer of the document.
5. The covenants, agreements, terms, provisions and conditions contained in this Rider shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year signed by the Landlord below.

			
Tenant's Signature Srajan Garg	Date	Tenant's Signature Meha Mehta	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date
Tenant's Signature	Date	Tenant's Signature	Date

NEWPORT RESIDENTIAL MANAGEMENT,
Managing Agent for the Landlord


Landlord

Date







Document Information












Document Reference Number: 1260092


Document Pages: 30





















Signatures: 45
Initials: 36

Status: Completed

Signature Summary	Signature	Initials	Timestamp	Signing Status
Srajan Garg			03/19/2023 01:54:54 PM EST	Completed
Document Started: Email Address:	03/19/2023 01:53:19 PM EST srajan.garg@gmail.com			
Meha Mehta			03/19/2023 01:57:40 PM EST	Completed
Document Started: Email Address:	03/19/2023 01:56:34 PM EST meha.in@gmail.com			
Roger Mejia-Lopez			03/20/2023 02:24:25 PM EST	Completed
Document Started: Email Address:	03/20/2023 02:23:29 PM EST rmejia-lopez@realtyoperations.com			

Signature Details	Page	Signature/Initials	Signing Status	Tracking Details
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Srajan Garg	3		Completed	IP Address: 98.15.79.236 Timestamp: 03/19/2023 01:53:28 PM EST User Agent: Chrome on MacOS
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