

Tenant's Name: Steven J Fowler

The Lease of your unit will expire on:

10/31/15

Unit Owner's Name: Claude Simon

Unit Owner's Contact Information:

Forwarding Address: 534 W 42nd St #8
New York, NY 10036

tel. #: 912-441-0062

email: _____

RENEWAL OF APARTMENT SUBLICENSE

THIS RENEWAL AGREEMENT dated 10/20/15

Is a rider to and forms a part of the original lease (the "lease") dated 11-1-2014

Between Claude Simon, Owner,

And Steven J Fowler, Lessee(s),

For the apartment located at

APARTMENT NO.

Apt. #9H

BLDG.

10 Park Avenue New York, NY 10016

STREET ADDRESS

CITY & STATE

The lease is hereby extended for an additional term of 12 months

Commencing 11/1/2015 and ending 10/31/2016 and the RENTAL RATE during this period shall be Two Thousand Six Hundred Dollars (\$ 26,000.00) per month.

ADDITIONAL DEPOSIT required is 0 Dollars (\$ 0).

All other covenants and conditions of the lease shall remain in effect, and no covenant or condition of the sublease shall be deemed waived by any action or non-action on the part. This renewal shall also serve as a request to have the Apartment Corporation issue its consent.

Claude Simon

10-26-2015

Unit Owner or Agent

Date Signed

Tenant

Date Signed

Tenant

Date Signed

SG

10.26.2015

THE REAL ESTATE BOARD OF NEW YORK, INC.
SPRINKLER DISCLOSURE LEASE RIDER

Pursuant to the New York State Real Property Law, Article 7, Section 231-a, effective December 3, 2014 all residential leases must contain a conspicuous notice as to the existence or non-existence of a Sprinkler System in the Leased Premises.

Name of tenant(s): Steven J Fowler
Lease Premises Address: 10 Park Ave. Apt. 9H New York, NY 10016
Apartment Number: 9H (the "Leased Premises")
Date of Lease: 10-26-2015

CHECK ONE:

1. There is NO Maintained and Operative Sprinkler System in the Leased Premises.
2. There is a Maintained and Operative Sprinkler System in the Leased Premises.

A. The last date on which the Sprinkler System was maintained and Inspected was on _____.

A "Sprinkler System" is a system of piping and appurtenances designed and installed in accordance with generally accepted standards so that heat from a fire will automatically cause water to be discharged over the fire area to extinguish it or prevent its further spread (Executive Law of New York, Article 6-C, Section 155-a(5)).

Acknowledgment & Signatures:

I, the Tenant, have read the disclosure set forth above. I understand that this notice, as to the existence or non-existence of a Sprinkler System is being provided to me to help me make an informed decision about the Leased Premises in accordance with New York State Real Property Law Article 7, Section 231-a.

Tenant :	Name: <u>Steven Fowler</u>	Signature: 	Date: <u>10-26-2015</u>
	Name: <u> </u>	Signature: <u> </u>	Date: <u> </u>
Owner	Name: <u>Claude Simon</u>	Signature: <u>Claude Simon</u>	Date: <u>10-26-2015</u>

October 26, 2015
Claude Simon
534 West 42nd Street
Apt. 8
New York, NY 10036

Aldina Medunjanin
Akam Associates, Inc.
260 Madison Avenue
12th Floor
New York, NY 10016

RE: 10 Park Avenue, 9H, Sublease Renewal

Dear Ms.

We hereby request your approval of the sublease extension per enclosed:

1. Sublease Extension Agreement
2. Executed Sprinkler Form
3. \$185.00

Thank you.

Regards,

Claude Simon