

Exhibit A

Copy of United States Passport for James Derek Mize

Exhibit B

Copy of United States Passport for Jonathan D. Gregg

Exhibit C

Copy of the lease for the apartment of James Derek Mize and Jonathan D. Gregg from November 2014 through April 2015



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RESIDENTIAL APARTMENT LEASE
THIS APARTMENT IS NOT SUBJECT TO RENT REGULATION

Owner and Renter make this apartment lease agreement as follows:

Owner's Name: C.P.W Realty LLC

Owner's Address for Notices: 766 Amsterdam Avenue New York, NY.10025

1. Renter's Name: James D. Mize **Driver's License # (if any)** _____

Social Security #: [REDACTED]

2. Renter's Name: _____ **Driver's License # (if any)** _____

Social Security #: _____

Renter's Present Address: _____

Address of Premises to Be Rented: 3 West 87 Street New York, NY.10024

Apt. No.: 1C **Monthly Rent:** \$ 3,200.00

Date of Lease: March 6, 2015 **Beginning:** April 1, 2015 **Ending:** March 31, 2016

** Tenant is responsible as of March 15, 2015**

1. HEADINGS: Paragraph headings are only for ready reference to the terms of this lease. In the event of a conflict between the text and a heading, the text controls.

2. CONDITION "AS IS": a. Renter acknowledges inspecting the apartment prior to signing this lease and accepts the apartment in the condition it is in as of such inspection. Renter acknowledges that the apartment is free of defects. Owner warrants that the apartment and building are fit for habitation and there are no conditions dangerous to health, life or safety. b. Photographs of apartment as of lease commencement are attached to this lease:
 YES NO (check one)

3. USE AND OCCUPANCY OF APARTMENT: The apartment is to be used and occupied for private residential purposes only, as the residence of Renter. The apartment may be occupied only by Renter named in this lease, Renter's immediate family, or other occupants in accordance with the terms of this lease. Renter agrees that the apartment will be occupied only by the following individuals, in addition to Renter:

Name:	Birth Date:	Relation to Renter:
<u>Jonathan D. Gregg</u>	<u>02/09/81</u>	<u>Fiancé</u>
_____	_____	_____

Renter as of the date possession is available. The ending date of the lease term will not change in the event Owner is unable to give possession as of the beginning of the lease term.

5. RENT, ADDED RENT: a. Rent payments for each month are due on or before the first day of each month at the address above or at a location designated by Owner in writing. Notice from Owner to Renter that rent is due is not required. The rent must be paid in full without deductions. The first month's rent and added rent must be paid when Renter signs this lease. b. Renter may be required to pay other charges and fees to Owner under the terms of this lease. They are called "added rent." This added rent will be payable as rent, together with the next monthly rent due. If Renter fails to pay the added rent on time, Owner shall have the same rights against Renter as if Renter failed to pay rent.

6. FAILURE TO PAY RENT ON DUE DATE: Rent is due by the first day of each month. Payment after the 10 day of each month shall be considered a "late payment." Renter expressly agrees and understands that three (3) or more late payments in any twelve (12) month period shall be deemed to be a failure to comply with a substantial obligation of this lease and be grounds for the termination of this lease and eviction of Renter by Owner.

7. FEE FOR LATE PAYMENT: Due to administrative inconvenience and costs incurred due to late payment of rent, Renter agrees to pay the sum of \$ 25.00 per month in any month in which the rent is tendered after the late payment date, as added rent. Although Owner is charging a late charge, Owner may commence any action or proceeding with regard to Renter's failure to pay timely rent. This paragraph is not a waiver of Owner's right to collect or demand rent.

8. DISHONORED CHECK FEE: If Renter pays rent by check and such check is dishonored for any reason by the bank on which the check is drawn, Renter will be responsible to pay Owner dishonored check fees, in addition to the fee for late payment. These fees are added rent. \$50.00

9. SECURITY: Renter has given a security deposit to Owner at the time of Renter's signing of this lease in the sum of \$ 3,200.00. If required by law, the account will bear interest at the banking institution's prevailing rate. An annual payment of accrued interest will be made by the banking institution to the Renter, less 1%