

Premises: 508 Central Park Avenue, #A-5 Scarsdale, NY. 10583

Landlord: David Simons

Tenant : Taro Yamada

This rider constitutes part of this Lease Agreement. In the event any provision(s) of this rider conflict(s) in whole or in part with any provision(s) of the main text of this Lease, the provision(s) of this rider shall prevail.

1. The Lease is subject to approval by The Condominium Board. The Tenant must abide by The Condominium Regulations and By-Laws during the term of this Lease.
2. Tenant shall have the option (3rd year) to renew this Lease for the third year with 60 days advance written notice to Landlord if rent agreed upon. Rent will be discussed between Landlord and Tenant.
3. After one year, Tenant may terminate this Lease and vacate the premises with 60 days advance written notice by certified mail and pay a penalty of one month's rent to terminate this Lease.
If, however, Tenant or Landlord or agents finds a successor approved by Landlord, (such approval shall not be unreasonably withheld) and Landlord does not suffer any loss of rent or damage, there will be no penalty.
4. Landlord is responsible for any major and structural repairs of the premises unless caused by misuse, waste, or neglect of Tenant. Tenant is responsible for any minor repairs up to the first \$100.00 (ONE HUNDRED DOLLARS) per item. If the appliances are not in good working condition during the first month the Tenant move in, Landlord agrees to repair or replace at his expenses unless caused by Tenant's misuse or damage.
5. Tenant shall maintain an insurance policy covering his interest in the premises which shall include liability coverage and shall be written by a company or companies satisfactory to the Landlord and shall be in form and content satisfactory to the Landlord.
6. One Indoor parking spaces is included in the Rent.
7. Tenant must pay for the following utility and service when billed: electric, gas, telephone, cable TV,
8. Late rental payments are subject to \$100.00 late fee, if received after the 10th day of the month.
9. No pets are allowed.
10. Landlord or his agent has the right to show the premises to prospective tenants or purchasers 60 days prior to the end of Lease with prior information to Tenant. If the Tenant is not going to be in the premises, he will leave the keys to Landlord or his agent.
11. Landlord agrees to shampoo the carpet and general cleanup (especially kitchen and bath room) before Tenant moves in. The premises must be returned vacant and broom clean condition and without damage at the termination of this Lease.
Normal wear and tear is accepted by Landlord.

LANDLORD :

TENANT :