

Rent In Advance Rider

Attached to lease made October 1, 2018

For apartment 3E at 1765 West 34th Street, Brooklyn, NY 11229

Between

Landlord

&

Tenant(s)

1765 West 34th Street Corp.

Brett Johnson

Cindy Wakefield

David Hunter

1. Tenant has applied for a Lease to rent the Apartment.
2. Tenant understands that Tenant did not meet the criterion for credit-worthiness which Owner generally relies upon in determining whether or not to grant an application for Lease.
3. As an inducement to Owner to lease the Apartment to Tenant despite Tenant's failure to meet Owner's normal requirements, Tenant has voluntarily offered, as a condition of renting to pre-pay 6 months rent in advance for a total of \$9,600.00.
4. Tenant understands that the pre-payment of rent is not a form of a security deposit under the Lease, inasmuch as such deposit is not pre-paid rent, but is security for restoration of the Apartment at the end of the tenancy to its condition as existed at the first renting to Tenant.
5. Predicated upon the foregoing offer and inducement to rent by Tenant, and Owner's specific reliance thereon, absent which Owner would not have granted Tenant's application for a Lease, Owner has granted said application to Lease.
6. The terms of this Rider shall be deemed as drafted by both parties in order to avoid any negative inference against the preparer thereof.

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