

LEASE ABSTRACT**LEASE INFORMATION**

Tenant Name:	Ivette Guillen	Security Deposit:	\$10,200.00
Lease Type:	Commercial	Owner:	1537 Nostrand LLC
Property:	1537 Nostrand Avenue, Brooklyn, NY		
Lease From/To:	4/1/2023 TO 3/31/2028	Lease Date:	March 8, 2023

ASSIGNED SPACE

Unit	Floor	Area
	Ground Floor	Store

CHARGE SCHEDULE

Charge Description	Date From	Date To	Monthly Amount	Annual Amount	Security Deposit	Additional Security
Base Rent	4/1/2023	3/31/2024	3,400.00	40,800.00	10,200.00	
Base Rent	4/1/2024	3/31/2025	3,536.00	42,432.00	10,608.00	408.00
Base Rent	4/1/2025	3/31/2026	3,677.40	44,128.80	11,032.20	424.20
Base Rent	4/1/2026	3/31/2027	3,824.54	45,894.48	11,473.62	441.42
Base Rent	4/1/2027	3/31/2028	3,977.52	47,730.24	11,932.56	458.94

RECOVERY

Group	Date From	Date To	Base Year	Tenant's Proportionate Share	Frequency	Block	Lot
Real Estate Tax	7/1/2024	3/31/2028	2023/2024	40.00%	Monthly		

LEASE PROVISIONS/CLAUSES

Reference	Name	Description
Article 4	Security Deposit	\$10,200.00. At all times during the Term, the Security Deposit shall be in the amount of 3 months of Fixed Monthly Rent
Article 6	Use and Compliance	Spa and nail salon
Article 7	Utilities and Services	Tenant shall arrange directly with the public utility company servicing the Building. Water is Sub metered
Article 8	Condition of Demised Premises	Tenant agrees to take possession of the Demised Premises in their present "as is" condition
Article 12	Insurance	Comprehensive commercial general liability insurance , single limit coverage of not less than \$1,000,000 for bodily injury or death. "All Risk" Insurance. Business Interruption. Worker's compensation insurance. Plate glass insurance
Article 19	Holding Over	If Tenant holds over, rent is at 2 times the amount in effect on the Expiration Date
Article 20	Assignment and Subletting	Not permitted without the prior written consent of Landlord
Article 22	Estoppel Certificate	Either party has 10 days after written request to respond
Article 23	Broker	Safeguard Realty Management, Inc.
Article 24	Notices	All notices shall be in writing and mailed to: 450 54th Street, Brooklyn, NY 11220
Article 39	Signage	Tenant may install and maintain, at its sole cost and expenses, signage on the exterior of the Demised Premises provided that Tenant receives Landlord's prior written approval
Article 42	Surrender at End of Term	Tenant shall surrender the Demised Premises in good order, condition and repair. Tenant shall have no obligation to remove the storefront or perform any other improvements, restorations or alterations to the Demised Premises as long as the Demised Premises has been maintained by Tenant in accordance with the terms of this Lease

CONTACTS

Role	Contact Name	Address	Fax No.	Phone No.	E-mail Address
Tenant		450 54th Street, Brooklyn, NY 11220			