

LEASE AGREEMENT

The undersigned parties hereby enter into this lease agreement as Landlord and Tenant for the lease of the premises described herein (the "Premises") for the term set forth herein and pursuant to, and in accordance with, the following terms and conditions.

LANDLORD: [REDACTED] e [REDACTED] n
[REDACTED] RD [REDACTED] S: [REDACTED], [REDACTED] t. 11E
New York, NY 10021

TENANT: [REDACTED] h [REDACTED] y [REDACTED] n [REDACTED] y
[REDACTED] JT [REDACTED] S: [REDACTED] ld [REDACTED] d
Bedford, NY 10506

ADDRESS OF PREMISES: [REDACTED] ue [REDACTED] d, Southampton, New York 11968
TAX MAP ID NUMBER: [REDACTED] 1.001

LEASE TERM: 102 days: commencing at 12:01 am on May 26, 2017 and ending at 11:59 pm on September 4, 2017

TOTAL RENT FOR TERM: \$235,000.00

PAYMENT OF RENT: Tenant shall pay Total Rent by bank/cashier's check(s) drawn on a US bank or by electronic wire transfer as follows:
\$ due upon signing this lease agreement and payable to Sotheby's International Realty
\$235,000.00 due upon signing this lease agreement and payable to Landlord
\$ due on or before [REDACTED] and payable to Landlord
\$ due on or before [REDACTED] and payable to Landlord
\$ due on or before [REDACTED] and payable to Landlord

1. USE: The Premises shall be used as a private single family dwelling only by the Tenant and the Tenant's family, domestic employees, and non-paying guests and invitees in a manner consistent with the terms of this lease agreement and any applicable law. Both Landlord and Tenant shall comply with all applicable laws and ordinances of the town and village (if any) within which the Premises are located, including but not limited to all applicable laws governing group occupancy, orderliness, cleanliness, preservation and use of the Premises. Landlord agrees that if Tenant pays the rent and is not in default of any of the terms or conditions of this lease agreement, Tenant may peaceably have, hold and enjoy the Premises for the term of this lease agreement.

2. UTILITIES & SERVICES: During the lease term, the utilities and services for the Premises shall be paid as set forth below and as expressly provided for elsewhere in this lease agreement:

<u>Utilities & Services:</u>	<u>Party responsible for cost:</u>	<u>If Tenant's cost, method of payment of bills:</u>
A. Heating Oil / Propane / Natural Gas	Tenant	pay directly to the service provider
B. Public Water:	Tenant	deduct from the utility and service deposit
C. Electricity:	Tenant	pay directly to the service provider
D. Telephone Service:	Tenant	deduct from the utility and service deposit
E. Cable/Satellite Television:	Tenant	deduct from the utility and service deposit
F. High-Speed Internet:	Tenant	deduct from the utility and service deposit
G. Weekly Garbage/Trash Removal:	Tenant	deduct from the utility and service deposit
H. Weekly Lawn Mowing:	Tenant	deduct from the utility and service deposit
I. Weekly Garden & Grounds Maintenance:	Tenant	deduct from the utility and service deposit
J. Seasonal Leaf & Snow Removal:	not applicable	
K. Seasonal Swimming Pool Opening & Closing:	Landlord	
L. Weekly Swimming Pool Maintenance:	Tenant	deduct from the utility and service deposit
M. Maid/Cleaning Service:	Tenant	pay directly to the service provider

Landlord makes no representation herein as to the availability of any utilities or services at the Premises due to causes beyond Landlord's control. The cost and expense of all utilities and services required by this, or any other, paragraph of this lease agreement to be paid by Tenant, shall be deemed additional rent chargeable to Tenant. Accounts for utilities and services which are designated herein as Tenant's obligation to pay shall remain in Landlord's name, with copies of bills sent to Tenant during the lease term. All costs required to be paid by Tenant directly to the service provider shall be paid as such within ten (10) days of Tenant's receipt of the bill for same. All costs required to be deducted from the utility and service deposit or from the security deposit, if any, shall be so deducted by Landlord as and when appropriate during the lease term so as to make timely payment of each such bill. Tenant shall comply with all governmental refuse and recycling laws applicable to the Premises.

3. (a) SECURITY DEPOSIT: Upon signing this lease agreement [REDACTED], Tenant shall pay the amount of \$35,250.00 to the order of Landlord by bank/cashier's check drawn on a U.S. bank or by electronic wire transfer, to be held as security by Landlord in a segregated account, as required by law. The security deposit may not be used as payment of rent. It is expressly understood and agreed that Tenant's liability to perform the terms of this lease is in no way limited to the amount of the security deposit. Within forty-five (45) days following expiration of the lease term, Landlord shall return the security deposit to Tenant, adjusted for any damages or outstanding bills, along with an itemized list of deductions from the security deposit and copies of the corresponding paid receipts for each such item. In no event shall Sotheby's International Realty be required to hold the security deposit or mediate any disputes with regards thereto.

(b) UTILITY & SERVICE DEPOSIT: Upon signing this lease agreement [REDACTED], Tenant shall pay the amount of \$14,500.00 to the order of Landlord by bank/cashier's check drawn on a U.S. bank or by electronic wire transfer, to be held by Landlord for the purposes of this paragraph in a segregated account, as required by law. Unless otherwise specified herein, all costs for utilities and services at the Premises which are required by this lease agreement to be paid by Tenant, shall be deducted from the utility and service deposit by Landlord during the term of the lease as and when necessary to make the payments required of Tenant herein. It is expressly understood and agreed that Tenant shall remain fully liable for the payment of any and all costs for utility and service incurred during the term of this lease that exceed the amount of the utility and service deposit. Within forty-five