

LEASE ABSTRACT

Residential Lease — 1 Main Street, Purdys, NY 10578

Current Lease: Faintych / Jimenez / Alvarez / Olsen (Jun 2026 Extension)

DOCUMENT HISTORY

Original Lease	New York Residential Lease Agreement dated June 12, 2023 — Between JBPM LLC (Landlord) and Andrew Faintych (Tenant). Signed by both parties June 12, 2023.
Lease Rider	Rider to Lease dated June 12, 2023 — Integral part of the Lease. Executed June 12, 2023. Rider provisions control over the base Lease where any inconsistency exists.
Assignment & Assumption	Assignment and Assumption of Lease Agreement dated July 15, 2025 — Andrew Faintych (Assignor) assigned all rights, title, and interest to Benjamin Faintych and Yesica Jimenez. Landlord consented. Signed: Landlord July 16; Andrew Faintych July 21; Benjamin Faintych July 29; Yesica Jimenez August 1, 2025.
Amendment to Assignment	Amendment to Assignment and Assumption of Lease Agreement dated September 29, 2025 — Kelly Alvarez and Sarah Olsen added as Additional Assignees / co-tenants. All four tenants jointly and severally liable. Signed: Joshua Barrow & Kelly Alvarez Sept. 29; Sarah Olsen Sept. 30; Benjamin Faintych & Yesica Jimenez Oct. 17, 2025.
Lease Extension	Rental Lease Extension Agreement dated June 12, 2026 — Extended lease term July 1, 2026 through August 31, 2026 at \$4,200.00/month. Automatic termination at 11:59 PM on August 31, 2026. All five parties signed June 12, 2026.
Note	Rider terms govern over the base lease where any inconsistency exists. All Rider provisions incorporated herein by reference.

PARTIES

Landlord	JBPM LLC (Joshua Barrow, Authorized Signatory) 10 David Drive, North Salem, NY 10560
Original Tenant	Andrew Faintych (Original Assignor — no longer a party as of July 15, 2025)
Current Tenants	Benjamin Faintych Yesica Jimenez Kelly Alvarez Sarah Olsen
Date of Original Lease	June 12, 2023
Assignment Date	July 15, 2025 (fully executed August 1, 2025)
Amendment Date	September 29, 2025 (fully executed October 17, 2025)
Extension Date	June 12, 2026 (fully executed June 12, 2026)

PREMISES & USE

Address	1 Main Street, Purdys, NY 10578 — Westchester County, New York
Use	Private residential dwelling only. No business, profession, or trade of any kind permitted.
Condition	Accepted “as is” — deemed in good, habitable condition at lease inception. Tenant responsible for maintaining premises in a habitable state throughout tenancy.
Permitted Occupants	Benjamin Faintych, Yesica Jimenez, Kelly Alvarez, and Sarah Olsen only. No additional occupants without prior written Landlord consent.
Parking	Three (3) spots included — located directly behind the back porch of the building (per Schedule A)
Garage	Tenants have NO access to or use of the four-car garage located near the Premises
Outdoor Areas	Continuous access to the smaller, fenced-in area in the back. The larger fenced-in portion requires written Landlord permission (per Schedule A).
Basement	Available for tenant storage at tenant’s risk only. Landlord bears no responsibility for damage to tenant property stored in the basement.
Pets	Maximum one (1) domestic cat — subject to in-person approval meeting between animal(s), Tenant, and Landlord before bringing any animal onto the Premises.

TERM

Original Term	July 1, 2023 – June 30, 2024 (12 months)
Prior Extension(s)	Lease was previously extended through June 30, 2026 (per recitals of June 12, 2026 Extension Agreement)
Current Extension	July 1, 2026 – August 31, 2026
Expiration Date	August 31, 2026 at 11:59 PM — Automatic termination; no further notice from Landlord required
Early Termination	Neither Landlord nor Tenant may terminate the tenancy prior to August 31, 2026
No Renewal Right	Tenant has no right or option to renew, extend, or continue beyond August 31, 2026 without a written agreement signed by Landlord (Landlord’s sole discretion)
Renewal Notice	120 days prior to expiration by certified mail (per Rider). Failure to give timely notice — Landlord will not renew.
Holdover	\$5,500.00/month use and occupancy if Tenant remains after August 31, 2026 without written Landlord agreement. Landlord’s acceptance of any payment does not constitute renewal.

RENT & FINANCIAL TERMS

Monthly Rent	\$4,200.00/month
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Extension Period	July 1, 2026 – August 31, 2026
Due Date	1st day of each month
Payment Method	One lump sum via ACH, Venmo, or Direct Wire. No third-party checks accepted (except Real Estate Brokers).
Wire — Bank	Confidential
Wire — Account	Confidential
Wire — Routing	Confidential
Wire — Address	Confidential
Late Fee (Rider)	\$210.00 if rent not received by the 5th of the month; plus \$20.00/day after the 5th
Late Fee (Lease)	\$210.00 if any payment not made within 3 days of due date
Bounced Check Fee	\$50.00 per occurrence
Eviction Notice Fee	\$50.00 per posting
Security Deposit	\$4,200.00 — Cannot be used for last month's rent under any circumstances. Returned only after full term performance and presentation of all paid utility bills.
Attorney's Fees	Tenant liable for all reasonable attorney's fees and legal expenses if Landlord must enforce the Lease or collect rent

UTILITIES & SERVICES

Tenant Pays	All utility services: oil deliveries, electricity, internet, telephone, and all maintenance required for the premises. Utilities must be placed in Tenant's own name immediately upon signing.
Landlord Pays	Oil boiler service contract, air conditioning service contract, regular trash removal, grass cutting, and parking lot snow removal
Snow Removal	Landlord: parking lot area. Tenant: personal vehicles, front porch, front walkway, and back steps.
Min. Temperature	Interior must not drop below 55°F at any time
Dumpster	Tenants may NOT use the on-site dumpster — reserved for U.S. Postal Service use only

INSURANCE

Renter's Insurance	Required throughout the full term. Proof must be provided to Landlord upon signing.
Additional Insureds	Policy must name both "JBPM LLC" and "Joshua and Johna Barrow" as additional insureds
Indemnification	Tenant indemnifies, defends, and holds Landlord harmless from all claims and assertions of every kind arising from Tenant's use and occupancy of the Premises

Landlord Liability	Landlord not liable for any damage or injury to Tenant, family, guests, invitees, agents, employees, or property on the Premises
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MAINTENANCE, REPAIRS & RULES

General Obligation	Tenant maintains premises and all appurtenances in good, sanitary condition at Tenant's sole expense for the entire term
Minor Repairs	Tenant responsible for all minor repairs including leaking faucets, clogged drains, torn/missing screens, broken windows, door locks, and painting
Repair Deductible	Tenant assumes the first \$250.00 of ALL repairs (major or minor, regardless of fault). Major repairs require prior Landlord notification and consent.
Appliances	Tenant keeps all A/C, washer/dryer, and kitchen exhaust filters and ducts clean at all times
Plumbing & Septic	Tenant responsible for all plumbing in good order. Costs of clearing stopped plumbing or damaged septic due to misuse borne by Tenant. No rubbish, feminine products, rags, or ashes in drains.
Pest Control	Landlord may enter to inspect/spray with reasonable notice. If Tenant refuses or is absent, Landlord may enter forcibly; all costs billed to Tenant as additional rent.
Noise & Nuisance	No loud or improper noises, noxious odors, or disturbance to other residents or neighbors at any time
Laundry	No laundry, clothing, or sheets hung from windows, rails, porches, or balconies, or dried in yard areas
Trash	Deposited only in designated locations per municipality rules. No trash on building exterior or common areas. Municipal violation fines borne by Tenant.
Smoke Detectors	Tenant must maintain smoke detectors and carbon monoxide detectors in good working order and check batteries regularly
No Sprinkler	Premises does not have a sprinkler system (per NY Real Property Law §231-a)

ALTERATIONS, IMPROVEMENTS & SURRENDER

Alterations	No alterations whatsoever without Landlord's prior written consent
Wall Coverings	Sanitas, Wallclad, Formica, etc. permitted only with written Landlord consent and written agreement to restore at Tenant's sole expense upon termination
Painting	No painting without prior written Landlord consent. All interior walls must be painted white upon surrender. Unauthorized painting — Tenant pays full restoration cost.
Locks	No lock changes without prior written Landlord consent. If changed with permission, Tenant must provide two (2) copies of each key to Landlord.

Blinds & Draperies	Items affixed to walls or window frames are considered attached to the residence and must remain upon vacating
Improvements	All improvements become Landlord's property at Landlord's option, or Landlord may require Tenant to restore to original condition (normal wear and tear excepted)
Surrender	Premises returned broom-clean, all walls painted white, fumigated. All belongings removed between 9:00 AM – 7:00 PM on expiration date. Keys returned to Landlord upon removal.
Move-Out	Tenant is not "moved out" until ALL persons, fixtures, and furniture are removed and Landlord has received all paid utility bills
Removals	All pictures, cabinets, mirrors, murals, and installations must be removed and affected areas restored at Tenant's sole expense
Forwarding Address	Tenant must provide Landlord with forwarding address in writing upon vacating

PROHIBITED ITEMS & CONDUCT

Smoking	No smoking policy in all units of the demised premises
Flammable Substances	Prohibited — no flammable substances may be used or stored in or on the leased premises
Heaters	No kerosene or electric heaters permitted in or on the leased premises
Waterbeds	Not permitted
Drugs / Narcotics	Any reported complaints of sale or use of narcotics or illegal drugs: Landlord may immediately terminate the Lease AND accelerate all remaining rental obligations through end of term
Hazardous Materials	No dangerous, flammable, or explosive items that could increase fire risk or be considered hazardous by any responsible insurance company
Assignment/Subletting	Strictly prohibited without prior written Landlord consent. Unauthorized assignment is null and void and may, at Landlord's option, terminate the Lease.

DEFAULT & REMEDIES

Non-Rent Default	7 days' written notice from Landlord specifying non-compliance. If uncured, Landlord may terminate the Agreement.
Rent Default	7 days after rent is due and unpaid. Landlord may declare entire remaining rent balance immediately due and exercise all legal/equitable remedies.
Breach of Any Term	Immediate acceleration of total annual rent. Tenant must vacate within 30 days.
Abandonment	Landlord may relet premises as agent for Tenant and hold Tenant liable for any rent deficiency. All property left behind is deemed abandoned.

Damage to Premises	If wholly destroyed by casualty not caused by Tenant, Lease terminates. If partially untenable, Landlord may repair (with prorated rent abatement) or terminate.
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LANDLORD ACCESS

Right of Entry	Landlord may enter at all reasonable times upon reasonable notice to inspect, make repairs, show premises (within 60 days of expiration), or remove non-conforming items
Pest Control Entry	Landlord may enter forcibly if Tenant refuses or is absent for pest control; all forced-entry costs billed to Tenant as additional rent

KEY PROVISIONS

Joint & Several Liability	Benjamin Faintych, Yesica Jimenez, Kelly Alvarez, and Sarah Olsen are each personally liable, jointly and severally, for all obligations under the Lease
Governing Law	State of New York
Notices	Certified mail, return receipt requested. To Landlord: JBPM LLC, 10 David Drive, North Salem, NY 10560. To Tenant: 1 Main Street, Purdys, NY 10578.
Subordination	Lease is subordinate to all mortgages, liens, and encumbrances now or hereafter placed on the Premises by Landlord
Modifications	Written amendment signed by all parties only. No oral modifications.
Recording	Tenant may NOT record this Agreement. Recording shall, at Landlord's option, immediately terminate the Agreement.
Lead Paint Disclosure	See attachment to original Lease (June 2023)
No Sprinkler System	Premises does not have a sprinkler system (NY Real Property Law §231-a)
Personal Guarantee	All tenants personally guarantee all lease obligations
Rider Controls	In any conflict between the base Lease and the Rider, the Rider provisions prevail and are controlling

This abstract is a summary only and is not a substitute for review of the full Lease Agreement and Rider. Rider terms control over the base Lease where inconsistent.