

**SHORE VIEW CORPORATION**  
**SUBLET APPLICATION**

*ALL FEES ARE NON-REFUNDABLE. PLEASE READ THE FOLLOWING REQUIREMENTS BEFORE COMPLETING THIS APPLICATION*

FILL OUT APPLICATION COMPLETELY.

1. ENCLOSE ALL PERTINENT DOCUMENTATION.

FOUR (4) COMPLETE SETS ARE REQUIRED.

A. COPY OF TWO **(2)** YEARS U.S. INCOME TAX RETURNS PLUS TWO **(2)** CURRENT PAY STUBS

B. COPY OF TWO MONTHS BANK STATEMENTS & LAST QUARTER BROKERAGE STATEMENTS REFLECTING SUFFICIENT LIQUID ASSETS, IN ADDITION TO SECURITY PAYMENTS.

C. LETTER FROM EMPLOYER {INCLUDING SALARY AND HOW LONG EMPLOYED}.

D. THREE LETTERS OF REFERENCE, ONE FROM PRIOR LANDLORD.

E. NAME(S) OF PERSONS WHO WILL BE LIVING IN APARTMENT AND COPY OF PHOTO ID, i.e. DRIVER'S LICENSE (FRONT & BACK)

F. ENCLOSE APPLICATION FEE OF **\$400.00 MADE PAYABLE TO SHORE VIEW AND A \$500 FEE PAYABLE TO the Managing Agent**

G. COPY OF SIGNED LEASE WITH RENTAL FEES PAYABLE TO THE SHAREHOLDER.

H. COPY OF SIGNED HOUSE RULES.

I. COPY OF SIGNED SUBLET POLICY.

2. ALL FEES ARE **NON-REFUNDABLE**.

3. ALL RENTERS WILL BE REQUIRED TO PAY TO THE CORPORATION THE FOLLOWING:

i) \$500 refundable deposit to cover damage to the building and compliance {during the first thirty days following closing), with the Corporation's House Rules, including, but not limited to carpeting regulations. The deposit will be refunded following confirmation by the Corporation's managing agent and/or building superintendent, that there has been no damage to the building and no violations of the House Rules. In the event of damage and/or violation(s) of the House Rules appropriate deductions will be made (including repair of damage and/or applicable fines for House Rules violations) and the balance will be refunded to the Tenant. In the event the \$500 deposit is not sufficient to fund the damage repair cost and/or House Rules violations, Shareholder will be responsible for the deficiency.

(ii) \$250 non-refundable move-in fee; and

(iii) \$100 non-refundable elevator fee (for all apartments above the lobby level)."

(iv) \$5,000 to establish an escrow to be maintained by the Corporation's attorneys to ensure compliance with \*\*

4. At the time of submission of the sublet package, all Shareholder/Owner will be required to pay to the Corporation the following:

- Sublet fee of \$3.00 per share, renewable annually **payable to the COOP.**
- **A \$250 renewal fee will apply for each year that the subtenant renews.**

5. PLEASE SEND ALL PERTINENT DOCUMENTATION TO MANAGING COMPANY AT THE FOLLOWING ADDRESS:

**Jordan Kurs**

**TKR Property Services, Inc.**

**430 – 16<sup>th</sup> Street**

**Brooklyn, NY 11215**

[Jordan@tkrmgmt.com](mailto:Jordan@tkrmgmt.com) /718-788-7879

6. IF ANY OF THE PERTINENT DOCUMENTATION AND/OR COPIES OF SAME, OR CHECKS, OR IF THE APPLICATION IS NOT FULLY COMPLETED, THE ENTIRE PACKAGE WILL BE RETURNED TO YOU.

all sublease requirements. Please review the sublease policy for details.

I HAVE REVIEWED ALL SUBLET REQUIREMENTS, POLICY, THIS APPLICATION, HOUSE RULES, AND UNDERSTAND AND AGREE TO ABIDE BY THESE TERMS AND CONDITIONS.

SIGNATURES:

Shareholder

Tenant

REVIEWED: \_\_\_\_\_  
Managing Agent

## SHORE VIEW CORPORATION

**PERSONAL INFORMATION**

Name of Applicant(s):	
Current Residence Address:	
Current Business Address:	
Home Telephone Number:	
Business Telephone Number:	

Names, addresses, and telephone number of three personal references. At least one reference should be from your current neighborhood. (If applicants are not related, each must supply the necessary references.) Please indicate relationship of each reference to you.

NAME	ADDRESS	PHONE NUMBER
1.		
2.		
3.		

Please indicate whether you have any pets, and if so, what kind of animal (s) and how many:

Please indicate whether you play any musical instrument(s), and if so, what instrument(s). If there are regularly scheduled periods of time for practice or playing, please indicate them:

Are you currently involved in a lawsuit of any kind? If so, what is the nature of the lawsuit?

Have you read the House Rules and Co-op policies and do you feel that you can abide by them?

## SHORE VIEW CORPORATION

### EMPLOYMENT HISTORY

Please supply the following information regarding your current employment or last most recently held employment. The term "reference" means a person who can verify your term of employment and salary history.

Please fill in for each applicant.

CURRENT POSITION		
	APPLICANT #1	APPLICANT #2
Firm:		
Address:		
Title/Position:		
Reference:		
Tel. # of Reference:		
Dates of Employment:		

### RESIDENCE INFORMATION

Please indicate below your three prior residences and the dates of occupancy including your present residence. Please indicate whether you own or rent and what type of dwelling the residence is (i.e. apartment, house, etc.) If applicants are not related, each must supply this information.

MOST RECENT RESIDENCE	
Address:	
Dates in Residence:	
Type of Dwelling:	
Own/Rent	
Landlord	
Phone or Address of Above:	
MOST RECENT PRIOR RESIDENCE	
Address:	
Dates in Residence:	
Type of Dwelling:	
Own/Rent	
Landlord	
Phone or Address of Above:	

# SHORE VIEW CORPORATION

## FINANCIAL BACKGROUND

Attach at least two (2) years Federal Tax Return (for each applicant). {Also, please include with this application photocopies of your most recent bank statements, both checking and savings and any photocopies of any other stock or other accounts.}

Fill in below any changes of over 5% or \$5,000 for any category:

	APPLICANT #1	APPLICANT #2
Salary		
Income		
Current Monthly Income		
EXPENDITURES		
	APPLICANT #1	APPLICANT #2
Rent/Maintenance		
Other Indebtedness (other specify)		

Please list all installment debts, including name and address of the creditor, the amount owed, the amount of your periodic payment, and the unexpired term of the loan:

APPLICANT	CO-APPLICANT

SHORE VIEW CORPORATION

**OTHER INFORMATION**

Other Information - Please provide any other information that you believe will be relevant to the Board's consideration of your application (feel free to attach an additional sheet if necessary):


The Board retains the right to arrive at final approval or disapproval of any application on a case by case basis.

*Shore View Corporation* shall not discriminate on the basis of your creed, religion, color, race, sex, sexual orientation, country of origin or ancestry.

I authorize a credit check and a tenant registry to be run in accordance with the processing of this application.

I hereby certify that all the information contained herein is accurate to the best of my knowledge and that all relevant information is included.

Signature (Applicant)

Date

Signature (Co-applicant)

Date

SHORE VIEW CORPORATION

CREDIT CHECK AUTHORIZATION

A CREDIT CHECK WILL BE REQUIRED BEFORE THE BOARD OF DIRECTORS WILL REVIEW AN APPLICATION FOR ADMISSION OR SCHEDULE AN ADMISSION INTERVIEW. THE FOLLOWING ADDITIONAL INFORMATION IS REQUIRED:

- 1. NAME  
APPLICANT 1. \_\_\_\_\_  
APPLICANT 2. \_\_\_\_\_
- 2. PRIOR NAMES USED:  
APPLICANT 1. \_\_\_\_\_  
APPLICANT 2. \_\_\_\_\_
- 3. SOCIAL SECURITY NUMBER:  
APPLICANT 1. \_\_\_\_\_  
APPLICANT 2. \_\_\_\_\_
- 4. DATE OF BIRTH:  
APPLICANT 1. \_\_\_\_\_  
APPLICANT 2. \_\_\_\_\_
- 5. CURRENT ADDRESS:  
APPLICANT 1. \_\_\_\_\_  
APPLICANT 2. \_\_\_\_\_

I UNDERSTAND THAT THE BOARD OF DIRECTORS WILL RELY UPON THE ACCURACY OF INFORMATION PROVIDED AND CONSENT TO THE OBTAINING OF A CREDIT CHECK FROM A RECOGNIZED CREDIT BUREAU.

SIGNATURE: APPLICANT 1

SIGNATURE: APPLICANT 2

DATE:

DATE:

## HOUSE RULES

(1) The public halls and stairways of die building shall not be obstructed or used for any purpose other than, ingress to and egress from the apartments in the building, and the fire towers and balconies shall not be obstructed in any way.

(2) No patient of any doctor who has offices in the building shall be permitted to wait in the lobby.

(3) Children shall not play in the public halls, courts (including the planting areas therein), stairways, fire escapes or towers or elevators and shall not be permitted on the roof unless accompanied by a responsible adult

(4) No public hall of the building shall be decorated or furnished by any Lessee in any manner without the prior consent of all of the Lessees to whose apartments such hall serves as a means of ingress and egress; in the event of disagreement among such Lessees, the Board of Directors shall decide.

(5) No Lessee shall make or permit any disturbing noises in the building or do anything or permit anything to be done therein which will interfere with the rights, comfort or convenience of other Lessees. No Lessee shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or a radio or television loud speaker in such Lessee's apartment between the hours of 11:00 p.m. and the following 8.00 a.m. if the same shall disturb or annoy other occupants of the building. No construction or repair work or other installation involving noise shall be conducted in any apartment except on weekdays (not including legal holidays) and only between the hours of 8:30 a.m. and 5:00 p.m.

(6) No article shall be placed in the halls or on the staircase landings or fire escapes or towers, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the window sills of the building.

(7) No awnings, window air conditioning units or ventilators shall be used in or about the building except such as shall have been expressly approved by the Lessor or the managing agent, nor shall anything be projected out of any window of the building without similar approval. The Lessor or the managing agent shall not unreasonably withhold its consent to the installation of air conditioning units or ventilators, provided: that standard building equipment is used; the contractor installing such equipment is one approved by the Lessor or the managing agent; the electrical wiring involved is sufficient to support the air conditioner or ventilator (if electric) involved; and the Lessee agrees to abide by any rules or regulations of the Lessor and the managing agent in respect of such installation and the use thereof.

(8) No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the building, except such as shall have been approved in writing by the Lessor or the managing agent.

(9) Garbage and refuse from the apartments shall be disposed of only at such times .and in such manner as the superintendent or the managing agent of the building may direct.

(10) Messengers and trades people shall use such means of ingress and egress as shall be designated by the Lessor.

0 1) Kitchen supplies, market goods and packages of every kind are to be delivered only at the service entrance of the building and through the service elevator to the apartments, when such elevator is in operation.

(12) Trunks and heavy baggage shall be taken in or out of the building through the service entrance.

(13) No velocipedes, bicycles, scooters, baby carriages or similar vehicles shall be allowed to stand in the public halls, passageways, areas or courts of the building.

(14) Water closets and other water apparatus in the building shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags or any other article be thrown into the water closets. The cost of repairing any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Lessee in whose apartment it shall have been caused.

(15) No Lessee shall send any employee of the Lessor out of the building on any private business of a Lessee.

(16) No bird or animal shall be kept or harbored in the building unless the same in each instance be expressly permitted in writing by the Lessor; such permission shall be revocable by the Lessor. In no event shall dogs be permitted on elevators or in any of the public portions of the building unless carried or on leash. No pigeons or other birds or animals shall be fed from the windowsills, terraces, balconies or in the yard, court spaces or other public portions of the building, or on the sidewalk or street adjacent to the building.

(17) No radio or television aerial shall be attached to or hung from the exterior of the building without the prior written approval of the Lessor or the managing agent.

(18) The Lessee shall use available laundry facilities, if any, only upon such days and during such hours as may be designated by the Lessor or the managing agent.

(19) The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.

(20) Unless expressly authorized by the Board of Directors in each case, the floors of each apartment must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least 80% of the floor area of each room excepting only kitchens, pantries, bathrooms, maid's rooms, closets and foyers.

(21) No group tour or exhibition of any apartment or its contents shall be conducted, nor shall any auction sale be held in any apartment without the consent of the Lessor or its managing agent.

(22) The Lessee shall keep the windows of the apartment clean or shall arrange for such cleaning by the Lessor if Lessor provides such service. In case of refusal or neglect of the Lessee during ten days after notice in writing from the Lessor or the managing agent to clean the windows, such cleaning may be done by the Lessor, which shall have the right, by its officers or authorized agents, to enter the apartment for the purpose and to charge the cost of such cleaning to the Lessee.

(23) Tire passenger and service elevators, unless of automatic type and intended for operation by a passenger; shall be operated only by employees of the Lessor, and there shall be no interference whatsoever with the same by Lessees or members of their families or their guests, employees or subtenants.

(24) Complaints regarding the service of the building shall be made in writing to the managing agent of the Lessor. •

(25) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.

(26) If there be a garage in the building, the Lessee will abide by all arrangements made by the Lessor with the garage operator with regard to the garage and the driveways thereto,

(27) No Lessee shall install any plantings on any terrace, balcony or roof without the prior written approval of the Lessor. Plantings shall be contained in boxes of wood lined with metal or other material impervious to dampness and standing on supports at least two inches from the terrace, balcony or roof surface, and if adjoining a wall, at least three inches from such wall. Suitable weep holes shall be provided in the boxes to draw off water. In special locations, such as a corner abutting a parapet wall, plantings may be contained in masonry or hollow tile walls which shall be at least three inches from the parapet and flashing, with the floor c\*f drainage tiles and suitable weep holes at tire sides to draw off water. It shall be the responsibility of tire Lessee to maintain the containers in good condition, and the drainage tiles and weep holes in operating condition.

(28) The following rules shall be observed with respect to incinerator or compactor equipment:

(i) All wet debris is to be securely wrapped or bagged in small package size to fit easily into the hopper panel.

(ii) Debris should be completely drip-free before it leaves the apartment and carried to the Incinerator closet in a careful manner and in a drip-proof container; then placed into the flue hopper so it will drop into the flue for disposal.

(iii) No bottles or cans shall be dropped down the flue before 10:00 a.m. or after 5:00 p.m., but shall be left in a neat manner in service elevator area, or other area designated by the managing agent, if such items must be disposed of before 10:00 a.m. or after 5:00 p.m.

(iv) Cartons, boxes, crates, sticks of wood or other solid matter shall not be stuffed into hopper opening. Small items of this nature may be left in a neat manner on the incinerator closet floor. Bulky items should be left at service elevator area, or other area designated by the managing agent, between 10:00 a.m. and 6:00 p.m. and service employee summoned to dispose of them by way of the service elevator.

(v) Under no circumstances should carpet sweepings containing naphthalene, camphor balls or flakes, floor scrapings, plastic wrappings or covers, oil soaked rags, empty paint or aerosol cans or any other inflammable, explosive, highly combustible substances or lighted cigarettes or cigar stubs be thrown into the incinerator flue.

(vi) Vacuum cleaner bags must never be emptied into the flue. Such dust, dirt, etc. should be wrapped in a securely tied bag or wrapped and then placed through hopper door panel into flue.

(vii) The superintendent shall be notified of any drippings or moist refuse appearing on incinerator closet floor and corridors.

(29) No vehicle belonging to a Lessee or to a member of the family or guest, subtenant or employee of a Lessee shall be parked in such manner as to impede or prevent ready access to any entrance of the building by another vehicle. ■ - ■ •

(30) The agents of the Lessor, and any contractor or workman authorized by the Lessor, may enter any apartment at any reasonable hour of the day for the purpose of inspecting such apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests. If the Lessor takes measures to control or exterminate carpet beetles, the cost thereof shall be payable by the Lessee, as additional rent.

(31) These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor, provided that such resolution is adopted by the affirmative vote of not less than two-thirds of the Directors then in office.

## SHORE VIEW CORPORATION

RESOLVED, that new paragraphs 32, 33 and 34 be added to the Corporation's House Rules to read as follows:

32. Failure to comply with these House Rules and/or Lessor's rules and regulations regarding alterations, as same may be amended from time to time shall entitle Lessor to impose a fine of up to \$750 for each instance of non-compliance, for each month or part thereof that Lessee fails to cure such non-compliance. Such fine shall be in addition to any other remedies available to Lessor.
33. Lessee shall give at least seventy-two (72) hours prior written notice to the Lessor's managing agent and superintendent of all major deliveries to Lessee's apartment including, without limitation, appliances, furniture and other large items. Such major deliveries shall be made only via the building's side entrance.
34. Lessee shall give at least seven (7) days prior written notice to Lessor's managing agent and superintendent of all decorating work to Lessee's apartment including, without limitation, floor refinishing, painting and wallpapering.

35. A. Lessee shall maintain at all times, the following insurance:

(i) general liability insurance covering bodily injury and property damage in the minimum amount of \$ 1,000,000 per occurrence.

(ii) insurance covering Lessee's personal property and those items that are the responsibility of the Lessee under the proprietary lease. By way of example only, this insurance should cover loss or damage to the following:

Furniture, clothing, appliances and other personal property.

Fixtures, systems and equipment such as toilets, sinks, cabinetry and exposed piping.

Improvements made by the Lessee such as flooring, walls, paneling and tiling.

B. Within 60 days of notice of the passage of this House Rule no. 35, existing Lessees shall furnish proof of insurance to Lessor. In addition, at least once every 12 months all Lessees shall provide proof of insurance. Proof of coverage shall be in the form of an insurance certificate providing that coverage will not be terminated or cancelled without at least thirty days' prior notice to the Lessor and its managing agent.

C. All purchasers of apartments must furnish proof of insurance coverage **prior** to closing. All subtenants must furnish proof of insurance before move-in.

D. In the event Lessee fails to provide proof of insurance, Lessor may, at its option, and at Lessee's expense, obtain such insurance on Lessee's behalf.

Shoreview Coip. 9411 Shore Road, Brooklyn NY 11209 New House Rule  
February 2010

36. A. Every mattress, box spring and pillow ("Bedding"), within Lessee's apartment shall be covered with mattress/box spring encasements and pillowcases meeting industry approved standards for bedbug prevention (Encasements). Lessees shall effect full compliance with this provision within 30 days of notice to Lessee of the enactment of this provision as to all Bedding located in the apartment as of the date of such notice. Any Bedding brought into the Corporation's premises after the date of such notice shall be equipped with Encasements prior to such Bedding entering the premises. Bedding that does not comply with the foregoing requirement will not be permitted into the Building and in such event, the Corporation will have no liability for any costs resulting from such non-compliance, including, without limitation, costs for rescheduling a move-in.

B. Lessee shall provide access to Lessor and its agent upon not less than 48 hours notice to verify compliance with this provision.

Article 16, sub-paragraph Civ) of Paragraph -<a) of the

Proprietary Lease be amended by adding -the material underscored  
«aSN»  
so that it reads as follows:

"Except as provided in paragraphs 38 and 39 of this lease: (a)  
The leasee shall not assign this Lease, or transfer the share to  
which it is appurtenant or any interest therein, and no such  
assignment or transfer shall take effect as against the Lessor for  
any purpose, until..

' (iv) all sums due from the Lessee shall have been paid to the  
Lessor, together with a sum to be fixed by the Directors to cover  
reasonable legal and other expenses or fees of the Lessor and its  
managing agent in connection with such assignment and transfer  
of shares {subject to Paragraphs 38 and 39: hereof) and in  
addition a transfer fee in an amount 'to be fixed from time  
to time by the Board of Directors of the Lessor  
not to exceed '\$6.00 per share of the shares  
allocated to the apartment affected 'by the lease  
to be assigned must be paid to the Lessor.<sup>1"</sup>



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