

RENT COMMENCEMENT RIDER

Rider attached to and forming part of Lease dated on the ____ day of _____, 20____, between **RELATED MANAGEMENT COMPANY L.P.**, as Agent for _____ with offices at _____, New York, New York _____ (“Landlord”), and _____ (“Tenant”) for apartment number ____ in the building known as _____, located at _____, New York, New York _____ (the “Apartment”).

The parties to this Lease agree and acknowledge that the Lease term is for ____ year(s), commencing on the 1st day of _____, 20____, and ending on the ____ day of _____, 20____ (hereinafter referred to as the “initial lease term”) and the rent is \$_____ per month.

Landlord and Tenant further acknowledge that the Tenant is not moving into the Apartment until the ____ day of _____, 20____ (the “Move-in Date”). Notwithstanding anything to the contrary contained in the Lease, and as an accommodation to Tenant, the first month’s installment of rent shall be abated for the period from the 1st day of the month through and including the ____ day of the month and Tenant’s obligation to pay rent shall commence on _____ (the “Rent Commencement Date”). Tenant shall pay the pro rated rent of \$_____ for the first month of the Lease Term only. In the event the Tenant moves into the Apartment before the Move-in Date, the Rent Commencement Date and the pro rated rent to be paid by the Tenant for the first month of the Lease term shall be adjusted to reflect the earlier Move-in Date.

Tenant covenants and agrees that commencing in the second month of the Lease term and for each successive month during the Lease term and any renewal thereof the monthly installment of rent shall be paid on the 1st day of each month.

It is expressly understood and agreed to by the Landlord and Tenant that the abatement in rent provided for herein is for the initial lease term and the initial lease term only. Any renewal of the Lease **shall not** incorporate the rent abatement provided for herein, and if the Apartment is subject to the Rent Stabilization Laws, any rent increase shall be based upon the orders of the Rent Guidelines Board (or otherwise provided by applicable law or regulation) and shall be made to the legal regulated rent in the original Lease or the most recent lease renewal as applicable without regard to the abated rent provided for in this Rider.

The Tenant and Landlord acknowledge that this agreement is fair and reasonable and is not the result of any fraud, duress, coercion, pressure, harassment or undue influence exercised by either party.

TENANT DATE

TENANT DATE

RELATED MANAGEMENT COMPANY
BY: _____

AGENT DATE