



## RENT COMMENCEMENT RIDER

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Rider ("Rider") attached to and forming part of the Lease Agreement dated as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between **Related Management Company, L.P.** as Agent for **Related BIT 500 Lake Shore Owner LLC** with offices at \_\_\_\_\_ ("Landlord"), and \_\_\_\_\_, Tenant for Apartment \_\_\_\_\_ in \_\_\_\_\_ (the Property).

The parties to this Rider acknowledge and agree that the Lease Term begins on the Commencement Date and ends on the Termination Date. The Total Monthly Rent is \_\_\_\_\_ per month, as provided in the Lease Agreement.

Landlord and Tenant further acknowledge that Tenant is not taking possession of the Apartment until the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ (the "Move-in Date"). Notwithstanding anything to the contrary contained in the Lease Agreement, as an accommodation to Tenant, Landlord agrees that the first month's installment of Total Monthly Rent shall be abated for the period from the 1<sup>st</sup> day of the first month of the Lease Term through and including the \_\_\_\_ day of the first month of the Lease Term ("Rental Abatement Period"). Tenant's obligation to pay Total Monthly Rent shall commence on \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ (the "Rent Commencement Date"). Tenant shall pay prorated Total Monthly Rent of \_\_\_\_\_ for the first month of the Lease Term only. In the event that Tenant has completed an Early Move-In Rider and takes possession of the Apartment before the Move-in Date, the Rent Commencement Date hereunder shall be modified to match the Move-in Date, and prorated Total Monthly Rent to be paid by Tenant for the first month of the Lease Term shall increase accordingly.

Tenant covenants and agrees that commencing in the second month of the Lease Term and in each successive month of the Lease Term and any renewal periods subject to the Lease Agreement, Total Monthly Rent shall be due and payable on the 1<sup>st</sup> day of each month.

*It is expressly understood and agreed by the Landlord and Tenant that the abatement of rent provided for in this Rider during the Rental Abatement Period relates to the Lease Term and the Lease Term only. Any renewal periods subject to the Lease Agreement **shall not** incorporate the rent abatement provided for in this Rider.*

*Any term that is capitalized but not defined in this Rider shall have the meaning ascribed to such term in the Lease Agreement. Unless otherwise set forth herein, the terms, conditions and obligations of the Lease Agreement, including the validity of facsimile and electronic signatures, remain binding and enforceable upon the parties hereto. In the event of any conflict between this Rider and the Lease Agreement, this Rider shall control.*

Tenant and Landlord acknowledge that this Rider 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, L.P.  
BY: \_\_\_\_\_

\_\_\_\_\_  
AGENT                                      DATE