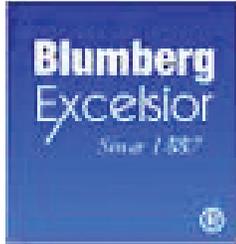


Adam Leitman Bailey, P.C. Produces The First Lease Agreement To Prevent Short Term Leasing

Blumberg Excelsior Inc., a leading supplier of online law forms, has introduced new comprehensive lease forms drafted by real estate attorneys, **Adam Leitman Bailey** and **Dov Treiman** of Adam Leitman Bailey, P.C.



BlumbergExcelsior,® Inc.
Since 1887

In order to disincentive tenants from leasing their apartment for a short term or holiday, Adam Leitman Bailey, P.C. has created the first residential lease for Blumberg forms 1) not only prohibiting such conduct 2) but facilitating evictions for such short term leasing 3) while requiring the tenant to turn over all profits to the landlord as liquidated damages for the illegal conduct.

These new lease provisions should assist in preventing and enforcing the rules banning short term leasing in every building. In addition, these leases require the violator would be required to pay the building's attorney fees under these leases.

 102—Lease of a condominium unit, comprehensive, 11-11 BlumbergExcelsior, Inc., Publisher, NYC 10013
www.blumberg.com

Prepared by Adam Leitman Bailey and Dov Treiman, © 2011 by Adam Leitman Bailey, P.C.

LEASE FOR A RENTAL OF A CONDOMINIUM UNIT IN NEW YORK

Lease dated: _____ 20____	The Tenant is: _____
The Landlord is: _____	_____ (the "Tenant")
_____ (the "Landlord")	SSN: _____ Driver's Lic. No.: _____
Address: _____	Present address: _____

The Unit (¶ 1) No. _____ (the "Unit")	The Rent is: _____
in the building at _____	_____ (the "Rent")
_____ (the "Building").	
As used in this Lease, the term "Building Management" shall mean all entities and organizations charged with the care, maintenance, administration, and/or setting of policy in the Building.	The Security Deposit (¶ 12 & 13) \$ _____ ("the Security Deposit") which is equal to _____ months' rent is deposited at: _____
Term (¶ 3) Lease starts: _____ 20____	_____ ("the Bank")
(the "Start Date"), and ends: _____ 20____	
(the "End Date") Years _____ Months _____ Days _____	Other Riders (¶ 2) _____
("the Term")	_____
The number of Parking Space(s) is _____ for a Fee of \$ _____ per year.	Insurance required (¶ 43) \$ _____
The Occupants are: (Name, Date of Birth and Relation to the Tenant)	The Additional Utilities (¶ 4) _____
_____	_____



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