

BRYANT GARDENS CORP.

HOUSE RULES AGREEMENT

WHEREAS, the undersigned, _____, has/have requested that BRYANT GARDENS CORP. approve the transfer of shares and assignment of Proprietary Lease relating to the apartment located at _____ (the "Apartment") from _____ to the undersigned, and

WHEREAS, the undersigned is/are aware that Bryant Gardens Corp. is a co-operative apartment corporation governed in part by the Bryant Gardens Corp. House Rules, and that in recognition of the importance of the House Rules, at its Meeting on September 6, 2017, the Board of Directors of Bryant Gardens Corp. passed the following resolution:

"RESOLVED, that as a matter of policy, the Board shall not approve an assignment of a proprietary lease or the transfer of shares to a proposed buyer unless such buyer acknowledges in writing receipt of a copy of the Bryant Gardens Corp. House Rules and makes claim to have read and understood said Rules to the best of his or her ability," and

WHEREAS, pursuant to such policy, the Board of Directors is unwilling to approve the aforesaid transfer of shares and assignment of Proprietary Lease unless the undersigned agrees/agree to abide by the terms and conditions set forth herein, and

WHEREAS, in order to induce the Board of Directors to approve the aforesaid transfer of shares and assignment of Proprietary Lease to the undersigned, the undersigned hereby represents and agrees as follows:

1. The undersigned acknowledges receipt of a copy of the House Rules, which House Rules are incorporated into and are a part of the Proprietary Lease and agrees/agree to abide by such House Rules, as such House Rules may be amended from time to time.
2. Violation of a House Rule shall be tantamount to a violation of the Proprietary Lease, and shall entitle Bryant Gardens Corp., in its sole discretion, to take such action as provided in the Proprietary Lease with reference to a breach of the House Rules, including, but not limited to, undertaking one or more of the following steps:
 - (a) to rescind its approval of the transfer to the undersigned, regardless of when such violation may occur,
 - (b) to repossess the Apartment and cancel your ownership through summary proceedings or other judicial process following such rescision,
 - (c) to retain the Move-In Deposit or impose an assessment of up to \$1000.00 for each violation,
 - (d) to obtain an injunction prohibiting any future violation of this Agreement, and the Proprietary Lease and/or the House Rules as same may be amended, and
 - (e) to pursue any other and different remedy as the Proprietary Lease or law may allow to enforce the provisions of this Agreement.

The election of any one such remedy shall not preclude Bryant Gardens Corp. from pursuing and enforcing any other remedy. In the event Bryant Gardens Corp. shall pursue any of the foregoing remedies, it shall be entitled to recover all costs of proceeding, including but not limited to its reasonable attorney's fees.

3. This Agreement shall be binding upon the undersigned and his/her/their heirs, successors, and assigns, and shall survive the closing of the title on the apartment.

IN WITNESS WHEREOF, the undersigned has/have executed this Agreement this _____ day of

_____ 20 ____.

Witness: _____