

Lease Agreement

LEASE AGREEMENT

September 1, 2026

Between Regina Halvorsen and Maple & Oak Studio

BETWEEN

LANDLORD

Regina Halvorsen

TENANT

Maple & Oak Studio

14 Bleecker Street, Unit 3B
Brooklyn, NY 11215

1. Premises

Landlord leases to Tenant the premises located at **14 Bleecker Street, Unit 3B Brooklyn, NY 11215**, together with the fixtures and furnishings described in the attached inventory.

2. Term

The lease term shall commence on **September 1, 2026** and end on **August 31, 2027**, unless terminated earlier as provided in this Agreement.

3. Rent and Deposit

Tenant shall pay Landlord monthly rent of **\$3,400** and a security deposit of **\$6,800** payable on execution of this Agreement. The security deposit shall be returned to Tenant, less any lawful deductions, within thirty (30) days of the end of the lease term.

4. Use of Premises

Tenant shall use the premises solely for the purposes agreed with Landlord and shall keep the premises in good condition, ordinary wear and tear excepted.

5. General Provisions

This Agreement is governed by the laws of the jurisdiction in which the property is located. Any notice under this Agreement must be in writing and delivered to the address of the receiving party.

SIGNATURES

Regina Halvorsen

Landlord

Maple & Oak Studio

Tenant