

6. SECURITY DEPOSIT: Tenant shall pay to the Landlord the sum of \$ \_\_\_\_\_ (“Security Deposit” which cannot exceed one and one-half months rent) to assure that Tenant performs all of Tenant’s obligations under this Lease. Landlord shall comply with the Rent Security Deposit Act (N.J.S.A. 46:8-19 et seq.; the “Act”). This includes depositing the Security Deposit into a banking institution or investment company in New Jersey and notifying the Tenant in writing within 30 days of Landlord’s receipt of the Security Deposit of (i) the name and address of the banking institution or investment company; (ii) the type of account in which the Security Deposit is deposited or invested (for example, interest bearing or money market); (iii) the amount of the Security Deposit and (iv) the current rate of interest for the account. The Act also requires payment in cash to Tenant of all interest earned on the Security Deposit upon the anniversary date of this Lease or the renewal of the term of this Lease. At such time, or at the time of a change in the type of account or a change in the banking institution or investment institution or investment company; Landlord shall again notify Tenant of (i) name and address of the banking institution or investment company; (ii) the type of account in which the security Deposit is deposited or invested; (iii) the amount of the Security Deposit and (iv) the current rate of interest for the account. Such a notice shall also be given to Tenant within 30 days after conveyance of the Property.

The Landlord may deduct from the Security Deposit any costs resulting from the Tenant’s failure to comply with any of the terms of this Lease. If the Landlord makes any such deduction, then upon demand, the Tenant shall promptly restore the security Deposit to its original amount. The Security Deposit may not be used by the Tenant for the payment of rent without the written consent of the Landlord.

The Landlord shall inspect the Property after the Tenant vacates at the end of the Term. Within 30 days of the termination of this Lease, the landlord shall return the Security Deposit plus the undistributed interest to the Tenant, less any charges expended by the Landlord for damages to the Property resulting by the Landlord, and shall be forwarded to the Tenant with the balance of the Security Deposit by personal delivery, registered or certified mail.

If the Landlord sells or transfers the Property during the term of this lease, the Landlord will transfer the Security Deposit plus the undistributed interest to the new owner. Landlord shall notify the Tenant of the sale and transfer, as well as the name and address of the new owner. The notice shall be given by registered or certified mail within five days after conveyance of title. After acquisition of the Property, the new owner shall have all responsibility regarding the Security Deposit, and the Landlord shall have no further responsibility.

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William Hanley, President

Sanjeev Aneja, *President-Elect*  
Genette Falk, *Secretary/Treasurer*

Anne Mika, *Executive Officer*  
Nicole Masko, *Executive Assistant*