

The Blackstone Owners, Inc.  
3725 Henry Hudson Parkway  
Bronx, NY 10463

## **Smoking Policy**

As adopted in accordance with NYC Local Law 147, smoking is permitted inside individual apartments only. Smoking is prohibited everywhere else in the Building including, but not limited to, all common areas of the Building such as the laundry room, passenger and service elevators, the garage, all stairwells, all areas of the basement and sub-basement, the hallways of all floors, the lobby, the mailroom and within 50 feet of any Building entrance. No Lessee shall smoke, or permit smoking by any occupant, agent, tenant, invitee, guest, friend, or family member, anywhere in which smoking is prohibited at the Building.

"Smoking" as used herein includes cigarettes, e-cigarettes, vaping devices, cigars and pipes containing tobacco, or any tobacco product.

Smoking in violation of this rule may constitute a nuisance pursuant to the terms and provisions of the constituent documents of the Lessor.

If anyone smokes in an apartment, the Lessee is responsible for ensuring that the smoke does not affect other residents or infiltrate into any other parts of the Building. Lessees shall be pro-active and take reasonable measures to mitigate the possibility of second-hand smoke becoming a problem for other residents of the Building. If the Lessee fails or refuses to promptly and properly remediate a smoke issue, such Lessee shall be required, at a minimum, and at his/her own cost and expense, to take the following measures:

1. Install a silent room air purifier with a clean-air delivery rate (CADR) of 300 or better, in each and every room in which smoking occurs, which purifier must be turned on while smoking and for at least one hour after smoking.
2. Install insulating gaskets for all outlets and light switches.
3. Caulk all baseboards in rooms adjacent to neighboring apartments.
4. Install a door sweep on the front door to the apartment.
5. Provide documentation to Building management that items 1-4 above have been satisfied.
6. Allow Building staff to inspect the apartment and perform such tests as the Board may require from time to time.

Any attorneys' fees or costs, engineering costs, and/or other costs of the remediation in connection with the foregoing, whether done by the Lessee or the Lessor, will be at the Lessee's expense.