

STIPULATED AGREEMENT OF
THE PARTIES - CONTINUED

JD-HM-11X New 5-25

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STATE OF CONNECTICUT
JUDICIAL BRANCH
SUPERIOR COURT
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☐ Judicial
District at _____

☒ Housing
Session at **HARTFORD**

Docket Number
HFHCV256033948S

Name of case

BUDR HARTFORD HOLDING LLC V. MORE THAN JUST SHARKBITE NEW ENGLAND LLC

Stipulated Agreement of the Parties - Continued

Judgment for possession may enter in favor of the plaintiff with a NON-FINAL stay of execution through **SEPTEMBER 30, 2026** on the conditions that:

1. Reasonable use & occupancy shall be \$4,564.00 due on or before the 10TH day of each MONTH commencing JUNE 2025. Parties agree that use & occupancy will increase on JANUARY 1, 2026 & JANUARY 1, 2027 subject to Paragraph 2f and 2g of the sublease.

2. Defendant acknowledges owing the plaintiff the sum of \$19,327.72, which represents rental arrearage & use & occupancy of \$18,327.72, and costs of \$450.00, and reasonable attorney fees of \$550.00 per paragraph 13 of the sublease through and including MAY 2025.

The rental arrearage of \$18,327.72 is based on settlement and rent concessions. Defendants shall supply a canceled check of \$2,151.00 for the month of JANUARY 2023 by JUNE 30, 2025. If they cannot supply the canceled check then a payment in that amount must be made by said date.

The costs and fees are for both this matter & HHDCV255087645. Defendant agrees to withdraw HHDCV255087645 & plaintiff agrees to withdraw counterclaim in that action as well.

3. Defendant shall make the following arrearage payments:

\$1,250.00 on or before the 25TH of each MONTH commencing JUNE 2025 & continuing through & including AUGUST 2026
\$577.72 on or before SEPTEMBER 25, 2026

Defendant may pay additional amounts, but additional amount paid will only reduce the overall arrearage balance and will not allow defendant to skip any upcoming payments.

Payments shall be made payable to BUDR Holding 2, LLC in the form of bank check or money order. Payment must be given to Holly Brothers or an employee of BUDR Holding 2, LLC (1037 Boulevard, 1st Floor, Unit 1, West Hartford, CT 06119) during business hours of Monday - Friday 9a-5p. Plaintiff shall provide the defendant with a receipt and defendant shall make sure that it receives one.

4. Except as modified herein, parties agree that all other terms and condition of the sublease remain in full effect.

5. Upon reinstatement, defendant may file a motion to open to vacate judgment without additional hearings. Plaintiff will file a withdrawal within seven business days.

6. Parties represent the address of the subject premises is: 1037 Boulevard, 1st Floor, Unit 2, West Hartford, CT 06119

7. Counsel for both parties are authorized to enter into this agreement on behalf of their clients. Parties represent they understand they did not have to enter into this agreement and that either of them could have chosen to take this matter before the Judge. Parties waive canvass before the court.

Plaintiff(s)/Attorney(s) for Plaintiff(s)

Charles Shimkus, Esq

Housing Mediator

Angela L. Henderson

Approved (Signature of Judge)

Date signed

6/3/2025

Defendant(s)/Attorney(s) for Defendant(s)

Gary Greene, Esq

☒ After a canvass by the Mediator, parties agree with the terms of the stipulation and request that the court approve the agreement.

Date signed

06/03/2025