

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease"), dated the 1st day of July, 2015, by and among the COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having its principal office at One Cablevision Center, Ferndale, New York 12734 ("Agency"), ROCK MEADOW PARTNERS, LLC ("Rock Meadow") together with its affiliates, GREAT PINE, LLC ("Great Pine"), NARO BUILDING, LLC ("Naro Building") and INDIAN FIELDS, LLC ("Indian Fields" together with Rock Meadow, Great Pine and NARO Building are collectively referred to as "Company") each a Delaware limited liability company, with a mailing address of 30 Essex Place, Bronxville, New York 10708.

RECITALS

WHEREAS, Title 1 of Article 18-A of the General Municipal Law of the State of New York ("Enabling Act") was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York ("State"); and

WHEREAS, the Enabling Act authorizes the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and sell land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction, which shall be suitable for manufacturing, warehousing, research, commercial or industrial facilities, in order to advance job opportunities, health, general prosperity and the economic welfare of the people of the State and to improve their standard of living; and

WHEREAS, the Enabling Act further authorizes each such agency to lease any or all of its facilities at such rentals and on such other terms and conditions as it deems advisable; and

WHEREAS, pursuant to and in connection with the provisions of the Enabling Act, Chapter 560 of the Laws of 1970 of the State (collectively referred to as the "Act") created the Agency which is empowered under the Act to undertake the providing, financing and leasing of the facility described below; and

WHEREAS, the Company has presented an application to the Agency ("Application"), a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of (i) the acquisition, construction, renovation, installation and equipping of existing buildings (collectively, the "Initial Phase") situate on two (2) parcels of real estate consisting of approximately 2.78 acres located at 23 Erie Avenue and 7 Erie Avenue, Town of Tusten ("Town"), County of Sullivan ("County"), State and identified on the Town's tax map as Section 10, Block 3 and Lots 19 and 1 ("Initial Phase Land"); (ii) the construction and equipping of the Initial Phase; (iii) the acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Initial Phase Equipment"); (iv) the construction of improvements to the Initial Phase, the Initial Phase Land and the Initial Phase

Equipment (collectively, the Initial Phase, the Initial Phase Land and the Initial Phase Equipment are referred to as the "Initial Phase Project"); and (v) leasing of the Initial Phase Project from the Agency to the Company; and

WHEREAS, the Application, as amended, also requests that the Agency undertake a long term project consisting of (i) the acquisition and future development of four (4) parcels of real estate consisting of approximately 16.03 acres located along Kirk Road, 6483 Route 97, West of Route 97 and North of Route 24 in the Town, County, State and identified on the Town Tax map as Section 10, Block 2, Lots 5.1, 17, 18 and 11 ("Future Phase Land" and together with Initial Phase Land collectively, the "Land"); (ii) the demolition of structures on the Future Phase Land; (iii) the construction, reconstruction, renovation and/or repair of sewer, water, storm sewer, utilities, roads and other infrastructure to ready the Future Phase Land for development ("Infrastructure Improvements"); (iv) the acquisition and installation in and around the Infrastructure Improvements of certain items of equipment and other tangible personal property (collectively, the Future Phase Land and future development of the Future Phase Land are referred to as the "Future Phases" and together with the Initial Phase, the "Project"); and

WHEREAS, by Resolutions, dated June 8, 2015 and June 30, 2015 (collectively, the "Resolutions"), the Agency authorized the Company to act as its agent relating to the Project; and

WHEREAS, in order to induce the Company to develop the Project, the Agency is willing to take title to the land, improvements and personal property constituting the Project and lease said land, improvements and personal property back to the Company; and

WHEREAS, the Company has agreed with the Agency, on behalf of the Agency and as the Agency's agent, to acquire, construct, renovate, demolish, install and equip the Project in accordance with the plans and specifications presented to the Agency; and

WHEREAS, the Agency proposes to lease the Project to the Company and the Company desires to rent the Project from the Agency, upon the terms and conditions hereinafter set forth in this Lease.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual terms, conditions, limitations and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed as follows:

ARTICLE I

REPRESENTATIONS AND COVENANTS

1.1. Representations and Covenants of the Agency. The Agency makes the following representations and covenants as the basis for the undertakings on its part herein contained:

(a) The Agency is duly established under the provisions of the Act and has the power to enter into the transaction contemplated by this Lease and to carry out its obligations hereunder. Based upon the representations of the Company as to the utilization of the

Project, the Agency has the authority to take the actions contemplated herein under the Act.

- (b) The Agency has been duly authorized to execute and deliver this Lease.
- (c) The Agency will take title to the Land, lease the Land to the Company pursuant to this Lease and designate the Company as its agent for purpose of acquiring, constructing, renovating, demolishing, installing and equipping of the Project, all for the purpose of promoting the industry, health, welfare, convenience and prosperity of the inhabitants of the State and the County and improving their standard of living.
- (d) Neither the execution and delivery of this Lease, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the provisions of this Lease will conflict with or result in a breach of any of the terms, conditions or provisions of the Act or of any corporate restriction or any agreement or instrument to which the Agency is a party or by which it is bound, or will constitute default under any of the foregoing, or result in the creation or imposition of any lien of any nature upon any of the property of the Agency under the terms of any such instrument or agreement.
- (e) The Agency has been induced to enter into this Lease by the undertaking of the Company to acquire, construct, renovate, demolish, install and equip the Project and the related jobs resulting therefrom in the County.

1.2. Representations and Covenants of the Company. The Company makes the following representations and covenants as the basis for the undertakings on its part herein contained:

- (a) The Company is a limited liability company duly organized, validly existing and in good standing under the laws of the State of Delaware, has the authority to enter into this Lease and has duly authorized the execution and delivery of this Lease.
- (b) Neither the execution and delivery of this Lease, the consummation of the transactions contemplated hereby nor the fulfillment of or compliance with the provisions of this Lease will conflict with or result in a breach of any of the terms, conditions or provisions of any restriction or any agreement or instrument to which it is bound, or will constitute a default under any of the foregoing, or result in the creation or imposition of any lien of any nature upon any of the property of the Company under the terms of any such instrument or agreement.
- (c) The acquisition, construction, reconstruction, renovation, demolition, installation and equipping of the Project and the leasing thereof by the Agency to the Company will not result in the removal of an industrial or manufacturing plant, facility or other commercial activity from one area of the State to another area of the State nor result in the abandonment of one or more commercial or manufacturing plants or facilities located within the State.
- (d) The acquisition, construction, reconstruction, renovation, demolition, installation and equipping of the Project and the operation thereof will conform with all applicable

zoning, planning, building and environmental laws and regulations of governmental authorities having jurisdiction over the Project, and the Company shall defend, indemnify and hold the Agency harmless from any liability or expenses resulting from any failure by the Company to comply with the provisions of this subsection (d) and subsection (f) below.

(e) The Company has caused to be transferred to the Agency a fee interest in all those properties and assets contemplated by this Lease and all documents related hereto.

(f) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body pending or, to the knowledge of the Company, threatened, against or affecting the Company in which an adverse result would in any way diminish or adversely impact on the Company's ability to fulfill its obligations under this Lease.

(g) The Company covenants (i) that the Project will comply in all respects with all environmental laws and regulations, (ii) that no pollutants, contaminants, solid wastes, or toxic or hazardous substances will be stored, treated, generated, disposed of, or allowed to exist on the Project except in compliance with all applicable laws, (iii) that the Company will take all reasonable and prudent steps to prevent an unlawful release of hazardous substances onto the Project or onto any other property, (iv) that no asbestos will be incorporated into or disposed of on the Project, (v) that no underground storage tanks will be located on the Project except in full compliance at all times with all applicable laws, rules, and regulations, and (vi) that no investigation, order, agreement, notice, demand or settlement with respect to any of the above is threatened, anticipated, or in existence. The Company upon receiving any information or notice contrary to the representations contained in this Section (g) shall immediately notify the Agency in writing with full details regarding the same. The Company hereby releases the Agency from liability with respect to, and agrees to defend, indemnify, and hold harmless the Agency, its directors, officers, employees, members, agents (except the Company), representatives, and their respective successors and assigns and personal representatives from and against any and all claims, demands, damages, costs, orders, liabilities, penalties, and expenses (including reasonable attorneys' fees) related in any way to any violation of the covenants or failure to be accurate of the representations contained in this Section (g). In the event the Agency in its reasonable discretion deems it necessary to perform due diligence with respect to any of the above, or to have an environmental audit performed with respect to the Project, the Company agrees to pay the expenses of same to the Agency upon demand, and agrees that upon failure to do so, its obligation for such expenses shall be deemed to be additional rent.

(h) The Company covenants and agrees that, in consideration of the participation of the Agency in the transactions contemplated herein, it will, except as otherwise provided by the collective bargaining contracts to which it is a party, cause any new employment opportunities created in connection with the Project to be listed with the State Department of Labor, Community Services Division and with the administrative entity of the service delivery area created pursuant to the Workforce Investment Act of 1998 (P.L. 105-220 (formerly, the Federal Job Training Partnership Act (PL 97-300)) in which the Project is located (collectively referred to as the "Referral Agencies"). The Company also agrees

that it will, except as otherwise provided by the collective bargaining contracts to which it is a party, first consider for such new employment opportunities persons eligible to participate in federal job training partnership (P.L. 105-220) programs who shall be referred by the Referral Agencies.

ARTICLE II

PROJECT SITE, DEMISING CLAUSES AND RENTAL PROVISIONS

- 2.1. Agreement to Convey to Agency. The Company has conveyed or has caused to be conveyed to the Agency a fee interest in the real property, including any buildings, structures or improvements thereon, described in Schedule A attached hereto, and the Company has or will convey all of its interest in the furniture, fixtures, machinery and equipment described in Schedule B. The Company agrees the Agency's interest in the Project resulting from said conveyances will be sufficient for the purposes intended by this Lease and agrees that it will defend, indemnify and hold the Agency harmless from any expense or liability or loss or damage arising out of a defect in title or a lien adversely affecting the Project and will pay all reasonable expenses incurred by the Agency in defending any action respecting title to or a lien affecting the Project.
- 2.2. Acquisition, Construction, Reconstruction, Renovation, Demolition, Installation and Equipping of the Project. The Company, as agent for the Agency, will acquire, construct, reconstruct, renovate, demolish, install and equip the Project. The Company shall operate the Project as agent of Agency under the terms of that certain Master Development and Agent Agreement of even date herewith ("Agent Agreement"). The Company hereby covenants and agrees to annually file with the State Department of Taxation and Finance the statement required by General Municipal Law Section 874(8) concerning the value of sales tax exemptions claimed.
- 2.3. Demise of Project. The Agency hereby demises and leases the Project to the Company and the Company hereby rents and leases the Project from the Agency upon the terms and conditions of this Lease.
- 2.4. Remedies to be Pursued Against Contractors and Subcontractors and Their Sureties. In the event of a default by any contractor, subcontractor or any other person under any contract made by it in connection with the Project or in the event of a breach of warranty or other liability with respect to any materials, workmanship, or performance, or guaranty, the Company at its expense, either separately or in conjunction with others, may pursue any and all remedies available to them and the Agency, as appropriate, against the contractor, subcontractor, manufacturer, supplier or other person so in default and against such surety for the performance of such contract. The Company in its own name or in the name of the Agency, may prosecute or defend any action or proceeding or take any other action involving any such contractor, subcontractor, manufacturer, supplier or surety or other person which is reasonably necessary, and in such events the Agency, at the Company's expense, hereby agrees to cooperate fully with the Company and to take all action necessary to effect the substitution of the Company for the Agency (including, but

not limited to reasonable attorneys' fees) in any such action or proceeding.

2.5. Duration of Lease Term; Quiet Enjoyment.

(a) The Agency shall deliver to the Company sole and exclusive possession of the Project (subject to the provisions hereof) and the leasehold estate created hereby shall commence on the date hereof.

(b) (i) With respect to Town tax map parcels 10-3-1-, 10-3-19 and 10-2-5.1, the leasehold estate created hereby shall terminate at 11:59 P.M. on February 1, 2029, or on such earlier date as may be permitted by Section 8.1 hereof; and (ii) with respect to Town tax map parcels 10-2-11, 10-2-17 and 10-2-18, the leasehold estate created hereby shall terminate at 11:59 P.M. on February 1, 2036, or on such earlier date as may be permitted by Section 8.1 hereof.

(c) The period commencing on the date described in Section 2.5(a) herein through the date described in Section 2.5(b) herein shall be herein defined as the "Lease Term."

(d) The Agency shall, subject to the provisions hereof, neither take nor suffer nor permit any action, other than pursuant to Articles VII or VIII of this Lease, to prevent the Company during the Lease Term from having quiet and peaceable possession and enjoyment of the Project and will, at the request of the Company and at the Company's cost, cooperate with the Company in order that the Company may have quiet and peaceable possession and enjoyment of the Project as hereinabove provided.

2.6. Rents and Other Consideration. The rental obligations during the Lease Term are hereby reserved and the Company shall pay rent for the Project as follows:

(a) Upon execution of this Lease, THREE THOUSAND AND 00/100 (\$3,000.00) Dollars for the period commencing on the date hereof and ending on December 31, 2015 and on January 1, 2016, and on January 1st of each calendar year thereafter through January 1, 2029 SIX THOUSAND AND 00/100 (\$6,000.00) Dollars annually and for the period commencing January 1, 2030 and on January 1st each calendar year through and including January 1, 2035 TWO THOUSAND AND 00/100 (\$2,000.00) Dollars annually.

(b) In addition to the payments of rent pursuant to Section 2.6(a) hereof, throughout the Lease Term, the Company shall pay to the Agency as additional rent, within thirty (30) days of the receipt of demand therefor, an amount equal to the sum of the expenses of the Agency and the members thereof incurred (i) for the reason of the Agency's ownership or leasing of the Project and (ii) in connection with the carrying out of the Agency's duties and obligations under this Lease.

(c) The Company agrees to make the above mentioned payments, without any further notice, in lawful money of the United States of America as, at the time of payment, shall be legal tender for the payment of public or private debts. In the event the Company shall fail to timely make any payment required in this Section 2.6, the Company shall pay the

same together with interest from the date said payment is due at the rate of twelve percent (12%) per annum.

- 2.7. Obligations of the Company Hereunder Unconditional. The obligations of the Company to make the payments required in Section 2.6 hereof and to perform and observe any and all of the other covenants and agreements on its part contained herein shall be a general obligation of the Company and shall be absolute and unconditional irrespective of any defense or any rights of setoff, recoupment or counterclaim it may otherwise have against the Agency. The Company agrees it will not (i) suspend, discontinue or abate any payment required by Section 2.6 hereof or (ii) fail to observe any of its other covenants or agreements in this Lease or (iii) except as provided in Section 8.1 hereof, terminate this Lease for any cause whatsoever including, without limiting the generality of the foregoing, failure to complete the Project, any defect in the title, design, operation, merchantability, fitness or condition of the Project or in the suitability of the Project for the Company's purposes and needs, failure of consideration, destruction of or damage to the Project, commercial frustration of purpose, or the taking by condemnation of title to or the use of all or any part of the Project, any change in the tax or other laws of the United States of America or administrative rulings of or administrative actions by the State or any political subdivision of either, or any failure of the Agency to perform and observe any agreement, whether expressed or implied, or any duty, liability or obligation arising out of or in connection with this Lease, or otherwise. Subject to the foregoing provisions, nothing contained in this Section 2.7 shall be construed to release the Agency from the performance of any of the agreements on its part contained in this Lease or to affect the right of the Company to seek reimbursement, and in the event the Agency should fail to perform any such agreement, the Company may institute such separate action against the Agency as the Company may deem necessary to compel performance or recover damages for nonperformance, and the Agency covenants that it will not, subject to the provisions of Section 5.2, take any action which will adversely affect, or create any defect in its title to the Project or which will otherwise adversely affect the rights of estates of the Company hereunder, except upon written consent of the Company. None of the foregoing shall relieve the Company of its obligations under Section 5.2 hereof.

ARTICLE III

MAINTENANCE, MODIFICATIONS, TAXES AND INSURANCE

- 3.1. Maintenance and Modifications of Project By the Company.

(a) The Company shall not abandon the Project or cause or permit any waste to the Project. The Company agrees that during the Lease Term it will (i) keep the Project in reasonably safe condition; (ii) make all necessary repairs and replacements to the Project (whether ordinary or extraordinary, structural or nonstructural, foreseen or unforeseen); (iii) operate the Project in a sound and prudent manner; (iv) operate the Project such that it continues to qualify under the Act and pursuant to the terms contained herein; and (v) the Company will indemnify, defend and hold the Agency harmless from any liability or expenses from the failure by the Company to comply with this subsection (a).

(b) The Company, at its own expense, and with the prior written approval of the Agency (which shall not be unreasonably withheld) from time to time may make any structural additions, modifications or improvements to the Project or any addition, modifications or improvements to the Project or any part thereof which it may deem desirable for its business purposes and uses that do not adversely affect the structural integrity or impair the operating efficiency of the Project or substantially change the nature of the Project. All such structural additions, modifications or improvements so made by the Company shall become a part of the Project; provided, however, the Company shall not be qualified for a sales and use tax exemption when making said additions, modifications or improvements except to the extent (i) the Company is acting as agent for the Agency under an agent agreement between the Agency and the Company which contemplates said additions, modifications or improvements or (ii) as otherwise provided by law. The Company agrees to deliver to the Agency all documents which may be necessary or appropriate to convey to the Agency title to or other satisfactory interest in, such property.

3.2. Installation of Additional Equipment. The Company from time to time may install additional furniture, fixtures, machinery, and equipment or other personal property in the Project (which may be attached or affixed to the Project), and such furniture, fixtures, machinery, and equipment or other personal property shall not become, or be deemed to become, a part of the Project. The Company from time to time may remove or permit the removal of such furniture, fixtures, machinery and equipment or other personal property; provided that any such removal of such furniture, fixtures, machinery, equipment or other personal property shall not adversely affect the structural integrity of the Project or impair the overall operating efficiency of the Project for the purposes for which it is intended and provided further that if any damage is occasioned to the Project by such removal, the Company agrees to promptly repair such damage at its own expense.

3.3. Taxes, Assessments and Utility Charges.

(a) The Company agrees to pay, as the same respectively become due, (i) all taxes and governmental charges of any kind whatsoever which may at any time be lawfully assessed or levied against or with respect to the Project and any machinery, equipment or any machinery, equipment or other property installed or brought by the Company therein or thereon, including without limiting the generality of the foregoing any taxes levied upon or with respect to the income or revenues of the Agency from the Project; (ii) all payments under that certain Payment in Lieu of Taxation Agreement, of even date herewith by and between the Agency and the Company ("PILOT Agreement"); (iii) all utility and other charges, including "service charges," incurred or imposed for the operation, maintenance, use, occupancy, upkeep and improvement of the Project; and (iv) all assessments and charges of any kind whatsoever lawfully made by any governmental body for public improvements; provided that, with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the Company shall be obligated under this Lease to pay only such installments as are required to be paid during the Lease Term.

(b) The Company, at its own expense and in its own name or in the name of the Agency, but only with prior written notice to the Agency, may in good faith contest any such taxes, assessments and other charges. In the event of any such contest, the Company may, with prior written notice to the Agency, permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom, unless the Agency reasonably requests payment prior to settlement.

3.4. Insurance Required. At all times throughout the Lease Term, including without limitation during any period of construction of the Project, the Company shall maintain or cause to be maintained insurance against such risks and for such amounts as are customarily insured against by businesses of like size and type paying, as the same become due and payable, all premiums in respect thereto, including, but not necessarily limited to:

(a) Insurance against loss or damage by fire, lightning and other casualties, with a uniform standard extended coverage endorsement, such insurance to be in an amount not less than the full replacement value of the Project, exclusive of excavations and foundations, as determined by a recognized appraiser or insurer selected by the Company.

(b) Worker's compensation insurance, disability benefits insurance, and each other form of insurance which the Agency or the Company is required by law to provide, covering loss resulting from injury, sickness, disability or death of employees of the Company who are located at or assigned to the Project.

(c) Insurance against loss or losses from liabilities imposed by law or assumed in any written contract (including the contractual liability assumed by the Company under Section 5.2 hereof) and arising from personal injury and death or damage to the property of others caused by any accident or occurrence, with limits of not less than \$1,000,000 per accident or occurrence on account of personal injury, including death resulting therefrom, and \$1,000,000 per accident or occurrence on account of damage to the property of others, excluding liability imposed upon the Company by any applicable Worker's Compensation Law; and a blanket excess liability policy in the amount not less than \$2,000,000, protecting the Company against any loss or liability or damage for personal injury or property damage.

3.5. Additional Provisions Respecting Insurance.

(a) All insurance required by Section 3.4(a) hereof shall name the Agency as a named insured and all other insurance required by Section 3.4 shall name the Agency as an additional insured. All insurance shall be procured and maintained in financially sound and generally recognized responsible insurance companies selected by the Company (and reasonably satisfactory to the Agency) and authorized to write such insurance in the State. Such insurance may be written with deductible amounts not exceeding \$5,000. All policies evidencing such insurance shall provide for (i) payment of the losses of the Company and the Agency as their respective interest may appear, and (ii) at least thirty (30) days written notice of the cancellation thereof to the Company and the Agency.

(b) All such certificates of insurance of the insurers that such insurance is in force and effect, shall be deposited with the Agency on or before the commencement of the Lease Term. Prior to expiration of the policy evidenced by said certificates, the Company shall furnish the Agency evidence that the policy has been renewed or replaced or is no longer required by this Lease.

3.6. Application of Net Proceeds of Insurance. The net proceeds of the insurance carried pursuant to the provisions of Section 3.4 hereof shall be applied as follows:

(a) the net proceeds of the insurance required by Section 3.4(a) hereof shall be applied as provided in Section 4.1 hereof; and

(b) the net proceeds of the insurance required by Section 3.4(b) and (c) hereof shall be applied toward extinguishment or satisfaction of the liability with respect to which such insurance proceeds may be paid.

3.7. Right of Agency to Pay Taxes, Insurance Premiums and Other Charges. If the Company fails (i) to pay any tax, assessment or other governmental charge required to be paid by Section 3.3 hereof or (ii) to maintain any insurance required to be maintained by Section 3.4 hereof, the Agency may pay such tax, assessment or other governmental charge or the premium for such insurance. The Company shall, on demand, reimburse the Agency for any amount so paid together with interest thereon from the date of payment at twelve percent (12%) per annum.

ARTICLE IV

DAMAGE, DESTRUCTION AND CONDEMNATION

4.1. Damage or Destruction.

(a) If the Project shall be damaged or destroyed (in whole or in part) at any time during the Lease Term:

- (i) the Agency shall have no obligation to replace, repair, rebuild or restore the Project;
- (ii) there shall be no abatement or reduction in the amounts payable by the Company under this Lease; and
- (iii) except as otherwise provided in subsection (b) of this Section 4.1, the Company shall promptly replace, repair, rebuild or restore the Project to substantially the same condition and value as an operating entity as existed prior to such damage or destruction, with such changes, alterations and modifications as may be desired by the Company and may use insurance proceeds for all such purposes.

All such replacements, repairs, rebuilding or restoration made pursuant to this Section 4.1,

whether or not requiring the expenditure of the Company's own money, shall automatically become a part of the Project as if the same were specifically described herein.

(b) The Company shall not be obligated to replace, repair, rebuild or restore the Project, and the net proceeds of the insurance shall not be applied as provided in subsection (a) of this Section 4.1, if the Company shall exercise its option to terminate this Lease pursuant to Section 8.1 hereof.

(c) The Company may adjust all claims under any policies of insurance required by Section 3.4(a) hereof.

4.2. Condemnation.

(a) If at any time during the Lease Term the whole or any part of title to, or the use of, the Project shall be taken by condemnation, the Agency shall have no obligation to restore or replace the Project and there shall be no abatement or reduction in the amounts payable by the Company under this Lease. The Agency shall not have any interest whatsoever in any condemnation award, and the Company shall have the exclusive right to same.

Except as otherwise provided in subsection (b) of this Section 4.2, the Company shall promptly:

- (i) restore the Project (excluding any Land taken by condemnation) to substantially the same condition and value as an operating entity as existed prior to such condemnation; or
- (ii) acquire, by construction or otherwise, facilities of substantially the same nature and value as existed prior to the condemnation, subject to Agency consent.

The Project, as so restored, or the substitute facility, whether or not requiring the expenditure of the Company's own moneys, shall automatically become part of the Project as if the same were specifically described herein.

(b) The Company shall not be obligated to restore the Project or acquire a substitute facility, and the net proceeds of any condemnation award shall not be applied as provided in Section 4.2(a), if the Company shall exercise its option to terminate this Agreement pursuant to Section 8.1 hereof.

(c) The Agency shall cooperate fully with the Company in the handling and conduct of any condemnation proceeding with respect to the Project. In no event shall the Agency voluntarily settle, or consent to the settlement of, any condemnation proceeding with respect to the Project without the written consent of the Company.

(d) The Company hereby waives the provisions of Real Property Law Section 227 or any law of like import now or hereafter in effect.

- 4.3. Condemnation of the Company-Owned Property. The Company shall be entitled to the proceeds of any condemnation award or portion thereof made for damage to or taking of any property which, at the time of such damage or taking, is not part of the Project.

ARTICLE V

SPECIAL COVENANTS

- 5.1. No Warranty of Condition or Suitability by the Agency. THE AGENCY MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO THE CONDITION, TITLE, DESIGN, OPERATION, MERCHANTABILITY OR FITNESS OF THE PROJECT OR THAT IT IS OR WILL BE SUITABLE FOR THE COMPANY'S PURPOSES OR NEEDS.
- 5.2. Hold Harmless Provisions. The Company hereby releases the Agency from, agrees that the Agency shall not be liable for, and agrees to indemnify, defend and hold harmless the Agency, its directors, officers, employees, members, agents (except the Company), representatives, and their respective successors and assigns and personal representatives from and against any and all (i) liability for loss or damage to property or injury to or death of any and all persons that may be occasioned by any cause whatsoever pertaining to the Project or arising by reason of or in connection with the occupation or the use thereof or the presence on, in or about the Project or (ii) liability arising from or expense incurred by the Agency's acquiring, owning, leasing, constructing, renovating, demolishing, installing and equipping the Project, including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. The foregoing indemnities shall apply notwithstanding the fault or negligence on the part of the Agency, or its directors, officers, employees, members, agents (except the Company), representatives, and their respective successors and assigns and personal representatives and irrespective of the breach of a statutory obligation or the application of any rule of comparative or apportioned liability. The foregoing obligations of the Company shall remain in full force and effect after the termination of this Lease.
- 5.3. Right to Inspect the Project. The Agency and its duly authorized agents shall have the right at all reasonable times and upon reasonable notice to inspect the Project. The Agency shall honor and comply with any reasonable restricted access policy of the Company relating to the Project.
- 5.4. Agreement to Provide Information. The Company agrees, whenever requested by the Agency, to provide and certify or cause to be provided and certified, without delay, such information concerning the Company, the Project and other topics necessary to enable the Agency to make any report required by law or governmental regulation.
- 5.5. Books of Record and Account; Financial Statements. The Company at all times agrees to maintain proper accounts, records and books in which full and correct entries shall be made, in accordance with generally accepted accounting principles, of all business and

affairs of the Company relating to the Project.

5.6. Compliance With Orders, Ordinances, Etc.

(a) The Company agrees that it will, throughout the Lease Term, promptly comply in all material respects with all statutes, codes, laws, acts, ordinances, orders, judgments, decrees, injunctions, rules, regulations, permits, licenses, authorizations, directions and requirements of all federal, state, county, municipal and other governments, departments, commissions, boards, companies or associations insuring the premises, courts, authorities, officials and officers, foreseen or unforeseen, ordinary or extraordinary, which now or at any time hereafter may be applicable to the Project or any part thereof, or to any use, manner of use or condition of the Project or any part thereof.

(b) Notwithstanding the provisions of subsection (a) of this Section 5.6, the Company may in good faith contest the validity of the applicability of any requirement of the nature referred to in such subsection (a). In such event, the Company may fail to comply with the requirement or requirements so contested during the period of such contest and any appeal therefrom. The Company shall give prompt notice of the foregoing to the Agency.

5.7. Discharge of Liens and Encumbrances.

(a) The Company shall not permit or create or suffer to be permitted or created any lien upon the Project or any part thereof by reason of any labor, services or materials rendered or supplied or claimed to be rendered or supplied with respect to the Project or any part thereof.

(b) Notwithstanding the provisions of subsection (a) of this Section 5.7, the Company may in good faith contest any such lien. In such event, the Company, with the prior written notice to the Agency may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom, unless the Agency shall notify the Company to promptly secure payment of all such unpaid items by filing the requisite bond, in form and substance satisfactory to the Agency thereby causing a lien to be removed.

5.8. Depreciation, Deductions and Investment Tax Credit. The Company shall be entitled to all depreciation deductions with respect to any depreciable property in the Project pursuant to Section 167 of the Internal Revenue Code and to any investment credit pursuant to Section 38 of the Internal Revenue Code with respect to any portion of the Project which constitutes "Section 38 Property".

ARTICLE VI

RESTRICTION ON SALE; ASSIGNMENTS AND SUBLEASING; MORTGAGE AND PLEDGE OF INTERESTS

6.1. Restriction on Sale of Project.

(a) Except as otherwise specifically provided in this Article VI and except for the granting of a mortgage interest and security interests to lenders designated by the Company ("Lender") under a mortgage, security agreement and/or assignment of leases and rents in a form acceptable to the Agency, Lender and the Company, for purposes of financing the acquisition, construction, renovation, demolition, installation and equipping of the Project along with all modifications, substitutions and/or restatements thereof with the Lender or its successors and/or assigns the Agency shall not sell, convey, transfer, encumber or otherwise dispose of the Project or any part thereof or any of its rights under this Lease, without the prior written consent of the Company, which consent shall not be unreasonably withheld or delayed. Under no circumstances shall the Agency be required to mortgage, grant a security interest in or assign its rights to receive the rentals described in Section 2.6 or its rights to be indemnified under Sections 1.2(d), 1.2(g), 2.1, 3.1(a) and 5.2 herein (collectively referred to as "Unassigned Rights").

6.2. Removal of Equipment.

(a) The Agency shall not be under any obligation to remove, repair or replace any inadequate, obsolete, worn out, unsuitable, undesirable or unnecessary item of Equipment. In any instance where the Company determines that any item of Equipment has become inadequate, obsolete, worn out, unsuitable, undesirable or unnecessary, the Company may remove such item of Equipment from the Project (provided the Company shall not do any damage to the Project) and may sell, trade-in, exchange or otherwise dispose of the same, as a whole or in part.

(b) The Agency shall execute and deliver to the Company all instruments necessary or appropriate to enable the Company to sell or otherwise dispose of any such item of Equipment. The Company shall pay any costs (including reasonable attorneys' fees) incurred in transferring title to and releasing any item of Equipment removed pursuant to this Section 6.2.

(c) The removal of any item of Equipment pursuant to this Section 6.2 shall not entitle the Company to any abatement of or diminution of the rents payable under Section 2.6 hereof.

6.3. Maintaining Existence and Assignment and Subleasing.

(a) The Company agrees during the Lease Term, that it will maintain its existence, will not dissolve, liquidate or otherwise dispose of all or substantially all of its assets and will

not consolidate with or merge into another corporation or permit one or more corporations to consolidate with or merge into it, without the prior written consent of the Agency which consent will not be unreasonably withheld or delayed in each instance.

(b) This Lease may not be assigned in whole or in part, and the Project may not be subleased, in whole or in part, without the prior written consent of the Agency in each instance. A transfer in excess of fifty (50%) percent of the equity voting interests of the Company or any other material change in the management of the Company shall be deemed an assignment and require the prior written consent of the Agency. Any assignment or subleases shall be on the following conditions, as of the time of each assignment and sublease:

- (i) no assignment or sublease shall relieve the Company from primary liability for any of its obligations hereunder;
- (ii) the assignee or sublessee shall assume the obligations of the Company hereunder to the extent of the interest assigned or subleased;
- (iii) the Company shall, within ten (10) days after the delivery thereof, furnish or cause to be furnished to the Agency a true and complete copy of such assignment or sublease and the instrument of assumption; and
- (iv) the Project shall continue to constitute a "project" as such quoted term is defined in the Act.

(c) If the Agency shall so request, as of the purported effective date of any assignment or sublease pursuant to subsection (a) of this Section 6.3, the Company at its cost shall furnish to the Agency with an opinion, in form and substance satisfactory to the Agency as to items (i), (ii) and (iv) above.

ARTICLE VII

DEFAULT

7.1. Events of Default Defined.

- (a) Each of the following shall be an "Event of Default" under this Lease:
- (i) If the Company fails to pay the amounts required to be paid pursuant to Sections 2.6, 3.3 or 3.7 of this Lease and such failure shall have continued for a period of ten (10) days after the Agency gives written notice of such failure to the Company; or
 - (ii) If there is any purposeful, willful and knowing breach by the Company of any of its other agreements or covenants set forth in this Lease; or
 - (iii) If there is any failure by the Company to observe or perform any other covenant, condition or agreement required by this Lease to be observed or performed and such failure shall have continued for a period of thirty (30) days after the Agency gives written notice to the Company, specifying that failure and stating that it be remedied, or in the case of any such default

which can be cured with due diligence but not within such thirty (30) day period, the Company's failure to proceed promptly to cure such default and thereafter prosecute the curing of such default with due diligence; or

- (iv) If any representation or warranty of the Company contained in this Lease is incorrect in any material respect; or
- (v) Any default by the Company under the PILOT Agreement or Agent Agreement.

(b) Notwithstanding the provisions of 7.1 (a), if by reason of *force majeure* either party hereto shall be unable in whole or in part to carry out its obligations under this Lease and if such party shall give notice and full particulars of such *force majeure* in writing to the other party within a reasonable time after the occurrence of the event or cause relied upon, the obligations under this Lease of the party giving such notice, so far as it is affected by such *force majeure*, shall be suspended during continuance of the inability, which shall include a reasonable time for the removal of the effect thereof. The suspension of such obligations for such period pursuant to this subsection (b) shall not be deemed an Event of Default under this Section 7.1. Notwithstanding anything to the contrary in this subsection (b), an event of *force majeure* shall not excuse, delay or in any way diminish the obligations of the Company to or make the payments required by Sections 2.6, 3.3 and 3.7 hereof, to obtain and continue in full force and effect the insurance required by Section 3.4 hereof, and to provide the indemnity required by Section 5.2 hereof and to comply with the terms of Sections 5.2, 5.4, 5.5, 5.6 and 5.7. The term "*force majeure*" as used herein shall include, without limitation, acts of God, strikes, lockouts or other industrial disturbances, acts of public enemies, acts, priorities or orders of any kind of the government of the United States of America or of the State or any of its departments, agencies, governmental subdivisions, or officials, any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fire, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accident to machinery, transmission pipes or canals, shortages of labor or materials or delays of carriers, partial or entire failure of utilities, shortage of energy or any other cause or event not reasonably within the control of the party claiming such inability and not due to its fault. The party claiming such inability shall remove the cause for the same with all reasonable promptness. It is agreed that the settlement of strikes, lock-outs and other industrial disturbances shall be entirely within the discretion of the party having difficulty, and the party having difficulty shall not be required to settle any strike, lockout and other industrial disturbances by acceding to the demands of the opposing party or parties.

7.2. Remedies on Default. Whenever any Event of Default shall have occurred and be continuing, the Agency may take, to the extent permitted by law, any one or more of the following remedial steps:

- (a) Declare, by written notice to the Company, to be immediately due and payable, whereupon the same shall become immediately due and payable: (i) all unpaid installments of rent payable pursuant to Section 2.6 hereof and (ii) the sums under Sections 3.3 and 3.7 and (iii) all other payments due under this Lease.

(b) Take any other action as it shall deem necessary to cure any such Event of Default, provided that the taking of any such action shall not be deemed to constitute a waiver of such Event of Default.

(c) Take any other action at law or in equity which may appear necessary or desirable including, without limitation, to seek and obtain damages and specific performance or other monetary or equitable relief, and to collect the payments then due or thereafter to become due hereunder, and to enforce the obligations, agreements or covenants of the Company under this Lease.

(iv) Terminate this Lease and convey the Land to the Company. Such termination is in addition to all other rights and remedies available to the Agency hereunder and without mitigation of such rights and remedies. Such termination may be accomplished by conveying title to the Land by quitclaim deed, as well as title to the Project and Equipment, all as determined by the Agency, from the Agency to the Company and the recording of said deed in the Office of the Clerk of Sullivan County shall be deemed to be delivery thereof. The Company hereby appoints the Agency's Chairman, Vice-Chairman and Chief Executive Officer, each acting individually, as its attorney-in-fact for the limited purpose of signing any forms which must necessarily accompany the deed in order for the deed to be recorded. The Company acknowledges that the foregoing appointment is coupled with an interest and is irrevocable.

7.3. Remedies Cumulative. No remedy herein conferred upon or reserved to the Agency is intended to be exclusive of any other available remedy, but each and every such remedy shall be cumulative and in addition to every other remedy given under this Lease or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

7.4. Agreement to Pay Attorneys' Fees and Expenses. In the event the Company should default under any of the provisions of this Lease and the Agency should employ attorneys or incur other expenses for the collection of amounts payable hereunder or the enforcement of performance or observance of any obligations or agreements on the part of the Company herein contained, or for obtaining other relief, the Company shall, on demand therefor, pay to the Agency, the reasonable fees of such attorneys and such other expenses so incurred.

7.5. No Additional Waiver Implied by One Waiver. In the event any agreement contained herein should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

ARTICLE VIII

EARLY TERMINATION OF AGREEMENT; OBLIGATIONS OF COMPANY

8.1. Early Termination of Agreement.

(a) The Company shall have the option at any time to terminate this Lease upon filing with the Agency a certificate signed by an authorized representative of the Company stating the Company's intention to do so pursuant to this Section 8.1 and upon compliance with the requirements set forth in Section 8.2 hereof.

(b) The Agency shall have the option at any time to terminate this Lease and to demand immediate payment in full of the rental reserved and unpaid as described in Section 2.6 hereof, the sums due under Sections 3.3 or 3.7, and all other payments due under this Lease, upon written notice to the Company of the occurrence of an Event of Default hereunder.

8.2. Obligation to Purchase Project. Upon termination of this Lease in accordance with Sections 2.5, 7.2 or Section 8.1 hereof, the Company shall purchase the Project from the Agency for the purchase price of One (\$1.00) Dollar plus all rental reserved and unpaid as described in Section 2.6 hereof, the sums due under Sections 3.3 and 3.7 hereof, and all other sums due under this Lease ("Termination Payment"). The Company shall exercise its obligation to purchase or option to have the Agency's leasehold interest terminated by giving written notice to the Agency and paying the Termination Payment to the Agency.

8.3. Conveyance on Purchase. At the closing of any purchase of the Project pursuant to Section 8.2 hereof, the Agency shall, upon receipt of the Termination Payment, deliver to the Company all necessary documents to reflect a transfer by quitclaim deed of a fee interest:

(a) to convey to the Company title to the Project being purchased, as such Project exists, subject only to the following:

- (i) any liens to which title to the Project was subject when conveyed to the Agency,
- (ii) any liens created at the request of the Company or to the creation of which the Company consented or in the creation of which the Company acquiesced, and
- (iii) any liens resulting from the failure of the Company to perform or observe any of the agreements on its part contained in this Lease; and

(b) to release and convey to the Company all of the Agency's rights and interest in and to any rights of action or any net proceeds of insurance or condemnation awards with respect to the Project (specifically excluding all rights of the Agency hereunder including its rights to indemnification hereunder).

ARTICLE IX

GENERAL PROVISIONS

- 9.1. Notices. All notices provided for by this Agreement shall be made in writing, and shall be deemed to have been given on the date of delivery if personally served on the party to whom notice is to be given, or on the next day after mailing if mailed to the party to whom notice is to be given by overnight courier of national reputation providing evidence of receipt and properly addressed, or on the third day after mailing if mailed to the party to whom notice shall be given by First Class, Certified mail, postage prepaid and properly addressed to the following:

If to the Agency:

County of Sullivan Industrial Development Agency
One Cablevision Center
Ferndale, New York 12734
Attn: Chief Executive Officer

with a copy to:

GARIGLIANO LAW OFFICES, LLP
449 Broadway
P.O. Drawer 1069
Monticello, New York 12701-1069
Attn: Agency Counsel

to the Company:

Rock Meadow Partners, LLC
Great Pine, LLC
NARO Building, LLC
Indian Fields, LLC
30 Essex Place
Bronxville, New York 10708
Attn: Kathleen Weiden

with a copy to:

Jacobowitz & Gubits, LLP
548 Broadway
Monticello, New York 12701
Attn: Larry Wolinsky, Esq.

or at such other addresses and/or addressees as any party may from time to time furnish to the other party by notice given in accordance with the provisions of this Section.

- 9.2. Binding Effect. This Lease shall inure to the benefit of and shall be binding upon the Agency, the Company and its respective permitted successors and assigns.
- 9.3. Waiver. No waiver of any of the provisions of this Lease shall be deemed to or shall constitute a waiver or any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver.

- 9.4. Severability. If any provision of this Lease shall be determined to be illegal and unenforceable by any court of law or any competent governmental or other authority, the remaining provisions shall be severable and enforceable in accordance with its terms so long as this Lease without such terms or provisions does not fail of its essential purpose or purposes. The parties will negotiate in good faith to replace any such illegal or unenforceable provision or provisions with suitable substitute provisions which will maintain the economic purposes and intentions of this Lease.
- 9.5. Governing Law, Venue. This Lease shall be governed, construed and enforced in accordance with the laws of the State for contracts to be wholly performed therein. The parties hereby designate a court of proper jurisdiction located in Sullivan County, New York as the exclusive venue for resolution of any disputes which may arise under or by reason of this Agreement.
- 9.6. Survival of Obligations. The obligations of the Company to make payments required by Sections 2.6, 3.3, 3.7 and all other payments due under this Lease and all indemnities shall survive any termination or expiration of this Lease.
- 9.7. Section Headings Not Controlling. The headings of the several sections in this Lease have been prepared for convenience of reference only and shall not control, affect the meaning or be taken as an interpretation of any provision of this Lease.
- 9.8. Recording and Filing. This Lease or a memorandum thereof, shall be recorded or filed, as the case may be, in the Office of the Clerk of Sullivan County, New York, or in such other office as may at the time be provided by law as the proper place for the recordation or filing thereof.
- 9.9. Merger of Agency.
- (a) Notwithstanding anything to the contrary or otherwise contained in this Lease, nothing shall prevent the consolidation of the Agency with, or merger of the Agency into, or transfer of title to the entire Project to any other public benefit corporation or political subdivision which has the legal authority to own and lease the Project, provided that upon any such consolidation, merger or transfer, the due and punctual performance and observance of all the agreements and conditions of this Lease to be kept and performed by the Agency shall be expressly assumed in writing by the public benefit corporation or political subdivision resulting from such consolidation or surviving such merger or to which the Project shall be transferred.
- (b) Within thirty (30) days after the consummation of any such consolidation, merger or transfer of title, the Agency shall give notice thereof in reasonable detail to the Company. The Agency shall furnish such additional information with respect to any such transaction as the Company may reasonably request.

9.10. No Recourse; Special Obligation.

(a) The obligations and agreements of the Agency contained herein and any other instrument or document executed in connection herewith, and any other instrument or document supplemental thereto or hereto, shall be deemed the obligations and agreements of the Agency, and not any director, officer, employee, member, agent (other than the Company), or representative of the Agency in his individual capacity, and the directors, officers, employees, members, agents (other than the Company) or representatives of the Agency shall not be liable personally hereon or thereon or be subject to any personal liability or accountability based upon or in respect hereof or thereof or of any transaction contemplated hereby or thereby.

(b) The obligations and agreements of the Agency contained hereby shall not constitute or give rise to an obligation of the State or of the County and neither the State nor the County shall be liable hereon or thereon, and, further, such obligations and agreements shall not constitute or give rise to a general obligation of the Agency, but rather shall constitute limited obligations of the Agency payable solely from the revenues of the Agency derived and to be derived from the sale or other disposition of the Project (except for revenues derived by the Agency with respect to the Unassigned Rights).

(c) No order or decree of specific performance with respect to any of the obligations of the Agency hereunder shall be sought or enforced against the Agency unless (i) the party seeking such order or decree shall first have requested the Agency in writing to take the action sought in such order or decree of specific performance, and ten (10) days shall have elapsed from the date of receipt of such request, and the Agency shall have refused to comply with such request (or, if compliance therewith would reasonably be expected to take longer than ten (10) days, shall have failed to institute and diligently pursue action to cause compliance with such request) or failed to respond within such notice period, (ii) if the Agency refuses to comply with such request and the Agency's refusal to comply is based on its reasonable expectation that it will incur fees and expenses, the party seeking such order or decree shall have placed in an account with the Agency an amount or undertaking sufficient to cover such reasonable fees and expenses, and (iii) if the Agency refuses to comply with such request and the Agency's refusal to comply is based on its reasonable expectation that it or any of its directors, officers, employees, members, agents (other than the Company) or representatives of the Agency shall be subject to potential liability, the party seeking such order or decree shall agree to indemnify and hold harmless the Agency and its directors, officers, employees, members, agents (other than the Company) and representatives of the Agency against all liability expected to be incurred as a result of compliance with such request.

(d) The obligations and agreements of the Company contained herein and any other instrument or document executed in connection herewith, and any other instrument or document supplemental thereto or hereto, shall be deemed the obligations and agreements of the Company, and not of any member, direct or indirect beneficial owners, affiliates, partners, shareholders, officers, directors, agents, employees or representatives of the

Company in his or their individual capacity, and the members, direct or indirect beneficial owners, affiliates, partners, shareholders, officers, directors, agents and employees or representatives of the Company shall not be liable personally hereon or thereon or be subject to any personal liability or accountability based upon or in respect hereof or thereof or of any transaction contemplated hereby or thereby.


9.11. Entire Agreement. This Lease together with the Environmental Compliance and Indemnification Agreement of even date herewith and the PILOT Agreement sets forth the entire agreement and understanding between the parties relating to the subject matter hereof and supersedes all prior discussions and negotiations between them. This Lease may not be amended in any respect except by a written amendment expressly referring to this Lease and executed by the parties to be bound thereby.

60292-010

[REMAINDER OF PAGE INTENTIONALLY BLANK]

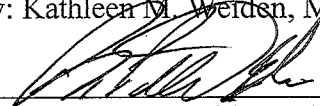
IN WITNESS WHEREOF, the Agency and the Company have caused this Lease to be executed in its respective names, all as of the date first above-written.

COUNTY OF SULLIVAN INDUSTRIAL
DEVELOPMENT AGENCY


By: Steve White, Chief Executive Officer

ROCK MEADOW PARTNERS, LLC

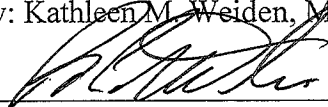

By: Kathleen M. Weiden, Member


By: Brendan P. Weiden, Member

GREAT PINE, LLC

By: Rock Meadow Partners, LLC

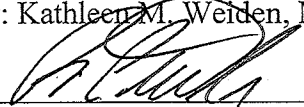

By: Kathleen M. Weiden, Member


By: Brendan P. Weiden, Member

NARO BUILDING, LLC


By: Rock Meadow Partners, LLC

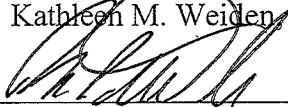

By: Kathleen M. Weiden, Member


By: Brendan P. Weiden, Member

INDIAN FIELDS, LLC

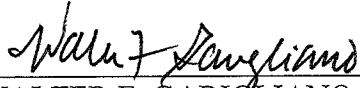
By: Rock Meadow Partners, LLC


By: Kathleen M. Weiden, Member


By: Brendan P. Weiden, Member

STATE OF NEW YORK)
)ss:
COUNTY OF SULLIVAN)

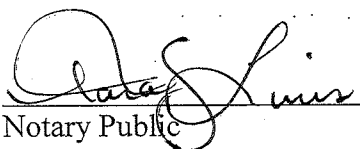
On the 1st day of July, in the year 2015 before me, the undersigned, a Notary Public in and for said State, personally appeared Steve White, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



WALTER F. GARIOLIANO
Notary Public, State of New York
Sullivan County Clerk #4
Commission Expires June 30, 2018

STATE OF NEW YORK)
)ss:
COUNTY OF SULLIVAN)

On the 1st day of July, in the year 2015 before me, the undersigned, a Notary Public in and for said State, personally appeared Kathleen M. Weiden and Brendan P. Weiden, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.



Notary Public
TARA S. LEWIS
Notary Public, State of New York
NYS Reg. No. 01LE6072554
Qualified in Sullivan County
My Commission Expires April 8, 2018

SCHEDULE A

ALL of that piece or parcel of land situate in the Town of Tusten, County of Sullivan and State of New York, bounded and described as follows:

BEGINNING at a ½" rebar found in the westerly bounds of New York State Route 97 at the southeasterly corner of land of Tusten Volunteer Ambulance Service, Inc. (Deed Liber 1163, Page 198).

- 1) Thence from said place of beginning, South 19 degrees 24 minutes 19 seconds East 228.69 feet, along said westerly bounds of New York State Route 97, to a concrete highway monument found.
- 2) Thence South 23 degrees 32 minutes 00 seconds East 222.65 feet, continuing along said westerly bounds of New York State Route 97, to a point in said westerly bounds at its intersection with the northeasterly line of "PARCEL II" in a deed to Meg Brandt and William Laraia (Instrument No. 2012-3743), which northeasterly line of said land of Meg Brandt and William Laraia is further described as being the northeasterly bounds of a paper street shown and designated as "West Street" on a map entitled "Map of East Narrowsburg, Sullivan County, N.Y. Showing Subdivision of the Michael T. Clark Tract", filed in the Sullivan County Clerk's Office on May 21, 1928, and which point in said westerly bounds of New York State Route 97 is further described as being South 52 degrees 40 minutes 32 seconds East 4.54 feet, as measured along the common line of said land of Brandt and Laraia and the hereby described 14.12 acre parcel, from an iron pipe found.
- 3) Thence North 52 degrees 40 minutes 32 seconds West 381.88 feet, along the line of said land of Brandt and Laraia, which is the northeasterly bounds of said "West Street", to a ½" rebar set.
- 4) Thence South 37 degrees 01 minutes 07 seconds West 198.11 feet, along the northwesterly bounds of said "West Street" and said "PARCEL II", to a ½" rebar set at the most easterly corner of "PARCEL I" in the aforementioned deed to Meg Brandt and William Laraia (Instrument No. 2012-3743):
- 5) Thence North 53 degrees 08 minutes 04 seconds West, along the northeasterly line of said "PARCEL I" in said deed to Brandt and Laraia, and passing through a 2" iron pipe found at 88.90 feet along the way, for a total distance of 350.00 feet, to an angle iron found at the common corner of said land of Brandt and Laraia and land of Donna Macletchie (Liber 3435, Page 136),
- 6) Thence North 52 degrees 09 minutes 04 seconds West 152.91 feet, along the northeasterly line of said land of line of said land of Donna Macletchie, to an iron pipe found at the common corner of said land of Macletchie and land of Thomas J. Allport and Bettina L. Allport (Liber 3433, Page 16).

- 7) Thence North 52 degrees 46 minutes 03 seconds West 149.78 feet, along the northeasterly line of said land of Thomas J. Allport and Bettina L. Allport, to a 2" iron pipe found.
- 8) Thence South 37 degrees 24 minutes 46 seconds West 152.30 feet, along the northwesterly line of said land of Allport, to a ½" rebar set in the northeasterly bounds of Old Mount Hope - Lumberland Turnpike (County Road 24).
- 9) Thence North 51 degrees 01 minutes 19 seconds West 452.71 feet, along the northeasterly bounds of said land of said County Road 24 (see deed to the County of Sullivan recorded in Liber 621 at Page 319), to a ½" rebar set in the southeasterly line of land formerly of Mary Pond Cooke, now reputedly of Narrowsburg Motors, which rebar set is further described as being North 36 degrees 29 minutes 32 seconds East 15.12 feet, from an iron pipe found.
- 10) Thence North 36 degrees 29 minutes 32 seconds East 63.56 feet, along the line of said land formerly of Mary Pond Cooke, to and along the line of land described in a deed to Narrowsburg Motors (Deed Liber 433, Page 59), to an iron pipe found.
- 11) Thence North 54 degrees 45 minutes 28 seconds West 142.51 feet, along the line of said land described in a deed to Narrowsburg Motors (Deed Liber 433, Page 59), to a ½" rebar set in the southeasterly line of land of No Worries, LLC (Instrument No. 2015-55481).
- 12) Thence North 37 degrees 07 minutes 00 seconds East 77.44 feet, along the line of said land of No Worries, LLC, to an iron pipe found.
- 13) Thence North 54 degrees 10 minutes 03 seconds West 112.87 feet, continuing along the line of said land of No Worries, LLC, to a ¾" rebar set at the most southerly corner of land of The County of Sullivan (Deed Liber 403, Page 574 - third described parcel).
- 14) Thence North 36 degrees 09 minutes 00 seconds East 57.03 feet, along the line of said land of The County of Sullivan (Deed Liber 403, Page 574 - third described parcel), to a ½" rebar set.
- 15) Thence North 66 degrees 26 minutes 44 seconds West 9.00 feet, continuing along the line of said land of The County of Sullivan, to a point in the southeasterly bounds of Kirks Road (Town Highway 33).
- 16) Thence North 43 degrees 39 minutes 11 seconds East 26.62 feet, along said southeasterly bounds of Kirks Road (Town Highway 33), to a point at the intersection of said bounds of Kirks Road with a line set by Boundary Line Agreement between Central Rural School District, No. 1 and Edwin C. Wood and Mamie Wood (see Deed Liber 367, Page 526), which point is further described as being South 66 degrees 26 minutes 44 seconds East 5.89 feet, from a ½" rebar set.

- 17) Thence South 66 degrees 26 minutes 44 seconds East 130.63 feet, along said line set by Boundary Line Agreement between Central Rural School District, No. 1 and Edwin C. Wood and Mamie Wood (Deed Liber 367, Page 526), to a ½" rebar set.
- 18) Thence North 32 degrees 18 minutes 11 seconds East 181.29 feet, to and along the line of land of Debbie Deighton (Liber 2350, Page 201), to a ½" rebar set in the southwesterly line of land of Janet Noble Gourfain and Noon Pogue Gourfain (Liber 2545, Page 583).
- 19) Thence South 65 degrees 50 minutes 22 seconds East 425.44 feet, along the line of said land of Janet Noble Gourfain and Noon Pogue Gourfain, to a ¾" iron pipe found at the southwesterly corner of land of Roberta Nedwetzky (Liber 2415, Page 122).
- 20) Thence South 66 degrees 03 minutes 48 seconds East 435.04 feet, along the line of said land of Roberta Nedwetzky, to a ½" rebar set at the most northerly corner of land of the aforementioned land of Tusten Volunteer Ambulance Services, Inc. (Deed Liber 1163, Page 198).
- 21) Thence South 19 degrees 21 minutes 29 seconds East 301.29 feet, along the line of said land of Tusten Volunteer Ambulance Service, Inc., to a ½" rebar set.
- 22) Thence South 87 degrees 42 minutes 57 seconds East 200.00 feet, continuing along the line of said land of Tusten Volunteer Ambulance Services, Inc., to the point or place of beginning.

CONTAINING 14.12 acres of land, as surveyed by Gary Packer, P. L. S.

EXCEPTING all of that portion of the above described parcel which lies within the bounds of public highways.

Being part of the land conveyed by Narrowsburg Lumber Company, Inc. to The Board of Education of Central School District No. 1, Towns of Tusten and Cocheton, Sullivan County, N. Y., by deed dated November 30, 1939, and recorded in the Sullivan County Clerk's Office on December 1, 1939, in Deed Liber 336 at Page 329.

Together with part of the land conveyed by Carrie A. Hankins, individually and as Executrix of the Last Will and Testament of Mary A. Heller to The Board of Education of Central School District No. 1, Towns of Tusten and Cocheton, Sullivan County, N. Y., by deed dated November 30, 1939, and recorded in the Sullivan County Clerk's Office on December 1, 1939, in Deed Liber 336 at Page 330.

Together with the land acquired by Boundary Line Agreement between Central Rural School District, No. 1, Towns Tusten and Cocheton, Sullivan County, N. Y. and Edwin C. Wood and Mamie Wood, dated May 17, 1944 and recorded in the Sullivan County Clerk's Office on June 12, 1944 in Deed Liber 367 at page 526.

SCHEDULE "A"

ALL that certain plot, piece or parcel of land, consisting of house and lot, and being part of lot No. 1 in the Seventh Division of the Minisink Patent, bounded as follows, to wit: Beginning at the northeasterly corner of the Lutheran Church lot and in the center of the highway, leading along and in front of premises now of Charles Koferele, J.W. Johnston, Vandel Dexter and others and running thence by and along the center of such highway north 49 degrees and 30 minutes east 150 feet; thence south 47 degrees east 289 feet to the center of a stone wall as now located; thence by and along the center thereof south 45 degrees west 150 feet to a corner in the line dividing lands formerly of John Engelmann and George W. Rockwell, deceased, thence by and along such dividing line north 47 degrees west 300 feet to the place of beginning, containing one (1) acre, be the same more or less.

EXCEPTING AND RESERVING from the above described parcel the following as described in Liber 265 Pg 178:

All that Tract or Parcel of land, situate in the village of Narrowsburg, County of Sullivan and State of New York, being part of lot No. 1 of the Seventh Division of the Minisink Patent, and bounded and described as follows: Beginning at a post the north easterly corner of the Anna E. Nearing lot, thence along the line of St. Francis Church lot south 36 $\frac{3}{4}$ degrees west 150 feet to the south easterly corner of said Nearing lot; thence along the line of the same north 54 $\frac{3}{4}$ degrees west 130 feet; thence north 41 degrees east 150 feet to an iron stake in the north line of the lot; thence south 55 degrees east 119 feet to the place of beginning, as surveyed by Geo. Heller, Civil Engineer, Oct. 20, 1928.

Being more particularly described as follows:

Section 10, Block 3, Lot 19

ALL that tract or parcel of land situate in the Town of Tusten, County of Sullivan and State of New York, intended to be the same premises described in a deed to Fenming Chen dated April 5, 2013 and recorded in the Sullivan County Clerk's Office in Grant Instrument 2013-5941, being more particularly bound and described as follows:

BEGINNING at an iron bar found at the westerly corner of lands of The Board of Education of Central School District No. 1 of the Towns of Tusten and Cohecton, Sullivan County, New York (see Deed Liber 265 at Page 178) at the southerly corner of the herein described parcel, said iron bar found also being North 42 degrees 43 minutes West 130.20 feet from an iron sleigh shoe found at the southerly corner of the excepted parcel in Grant Instrument 2013-5941, said iron sleigh shoe found also being North 52 degrees 16 minutes East 219.00 feet, North 43 degrees 37 minutes West 204.99 feet and North 47 degrees 51 minutes East 3.83 feet from a stone monument found on the northeasterly side of School Street, running thence from said point of beginning along the northwesterly bounds of said lands of The Board of Education of Central School District No. 1 of the Towns of Tusten and Cohecton, Sullivan County, New York North 52 degrees 08 minutes East 150.00 feet to an iron rod set on the southwesterly bounds of other lands of The Board of Education of Central School District No. 1 of the Towns of Tusten and Cohecton, Sullivan County, New York (see Deed Liber 265 at Page 176), thence running along said other lands of The Board of Education of Central School District No. 1 of the Towns of Tusten and Cohecton, Sullivan County, New York North 42 degrees 58 minutes West 181.04 feet to a point in the center of the traveled way of Erie Avenue (Town Road No. 5), thence running along the centerline of said traveled way South 54 degrees 11 minutes West 149.76 feet to a point at the northerly corner of lands of Evangelical Lutheran St. Paul Church (see Deed Liber 59 at Page 657), thence running along the northeasterly bounds of said lands of Evangelical Lutheran St. Paul Church and running to and along the northeasterly bounds of other lands of The Board of Education of Central School District No. 1 of the Towns of Tusten and Cohecton, Sullivan County, New York (see Deed Liber 265 at Page 179) South 42 degrees 43 minutes East 186.35 feet to the point or place of beginning containing 0.63 Acre of land to be the same more or less.

SUBJECT to any use, dedication, conveyance or easement(s) of record for public highway or public utility purposes.

BEARINGS are as the magnetic needle pointed in October, 2014.
Prepared by M. Grant Decker, L.S. November 3, 2014.

SCHEDULE A

ALL of that piece or parcel of land situate in the Hamlet of Narrowsburg, Town of Tusten, County of Sullivan and State of New York, bounded and described as follows:

BEGINNING at a ½" rebar set in the northeasterly bounds of School Street (Town Highway 41), at the most westerly corner of land of Francis H. and Linda M. Knecht (Deed Liber 963, Page 210).

- 1) Thence from said place of beginning North 51 degrees 03 minutes 04 seconds West 168.04 feet, along said northeasterly bounds of School Street (Town Highway 41), to a ½" rebar set at the most southerly corner of land of Douglas and Dorothy Foster (Deed Liber 734, Page 10).
- 2) Thence North 43 degrees 17 minutes 56 seconds East 194.73 feet, along the southeasterly line of said land of Douglas and Dorothy Foster, to and along the line of land of The Evangelical Lutheran St. Paul Church (Deed Liber 59, Page 657), to a ½" rebar set in the southwesterly line of land of Great Pine, LLC (Instrument Number 2014-7750).
- 3) Thence South 53 degrees 39 minutes 04 seconds East 53.90 feet, along the line of said land of Great Pine, LLC, to an iron bar found.
- 4) Thence North 40 degrees 51 minutes 56 seconds East 150.00 feet, continuing along the line of said land of Great Pine, LLC, to a ½" rebar set.
- 5) Thence North 53 degrees 39 minutes 04 seconds West 164.50 feet, still continuing along the line of said land of Great Pine, LLC, to a ½" rebar found in the southeasterly bounds of Erie Avenue (Town Highway 5).
- 6) Thence North 41 degrees 17 minutes 37 seconds East 209.30 feet, along said southeasterly bounds of Erie Avenue (Town Highway 5), to a point at the intersection of said bounds of Erie Avenue with the southwesterly bounds of Bridge Street (County Road 24).
- 7) Thence South 52 degrees 23 minutes 33 seconds East 266.40 feet, along the southwesterly bounds of Bridge Street (County Road 24), to a mag nail set in the northwesterly line of land described in a deed to St. Francis Roman Catholic Church (Deed Liber 242, Page 499).
- 8) Thence South 36 degrees 35 minutes 56 seconds West 353.00 feet, along the line of said land of St. Francis Roman Catholic Church (Deed Liber 242, Page 499), to a 100d spike found in the northeasterly line of the aforementioned land of Francis H. and Linda M. Knecht (Deed Liber 963, Page 210). -

- 9) Thence North 55 degrees 53 minutes 04 seconds West 14.54 feet, along the line of said land of Francis H. and Linda M. Knecht, to a ½" rebar set.
- 10) Thence South 43 degrees 32 minutes 56 seconds West 201.15 feet, along the northwesterly line of said land of Francis and Linda M. Knecht, to the point or place of beginning.

CONTAINING 2.49 acres of land, as surveyed by Gary Packer, P. L. S.

Bearings are based on the New York State Plane Coordinate System East Zone (NAD 83) Grid North.

Being the same land conveyed by Fred E. Dexter and Edna P. Dexter to The Board of Education of Central School District No. 1, of the Towns of Tusten and Cochection, Sullivan County, N.Y., by deed dated November 15, 1928 and recorded in the Sullivan County Clerk's Office on March 19, 1929, in Deed Liber 265 at Page 176.

Together with the same land conveyed by Anna E. Nearing to The Board of Education of Central School District No. 1, of the Towns of Tusten and Cochection, Sullivan County, N.Y., by deed dated November 15, 1928 and recorded in the Sullivan County Clerk's Office on March 19, 1929, in Deed Liber 265 at Page 178.

Together with the same land conveyed by John S. Andersen, sole trustee of School District No. 1 Town of Tusten, Sullivan County, New York to The Board of Education of Central School District No. 1, of the Towns of Tusten and Cochection, Sullivan County, N.Y., by deed dated November 15, 1928 and recorded in the Sullivan County Clerk's Office on March 19, 1929, in Deed Liber 265 at Page 179.

EXCEPTING all of that portion of the above described parcel which lies within the bounds of public highways.

SUBJECT to any easements of record to public utilities.

Sullivan West Central School District at Callicoon-Jeffersonville-Youngsville-Narrowsburg, a/k/a Sullivan West Central School District, is the successor in interest to Delaware Valley-Jeffersonville-Youngsville-Narrowsburg Central School District, which was the successor in interest to Narrowsburg Central School District, which was the successor in interest to The Board of Education of Central School District No. 1, Town of Tusten and Cochection, Sullivan County, NY also known as Central Rural School District No. 1, Town of Tusten and Cochection.

**SCHEDULE A
PROPERTY DESCRIPTION**

Tax Parcel 10-2-18 Description of West Street and Clark Avenue.

All that tract or parcel of land situate in the Town of Tusten, County of Sullivan, State of New York being the area known as West Street and Clark Avenue as shown on a survey map entitled "Map of East Narrowsburg, Michael T. Clark Tract" by George Heller, C.E. 1927 and filed in the Sullivan County Clerk's office, the outer boundary of these contiguous roads being more particularly bounded and described as follows:

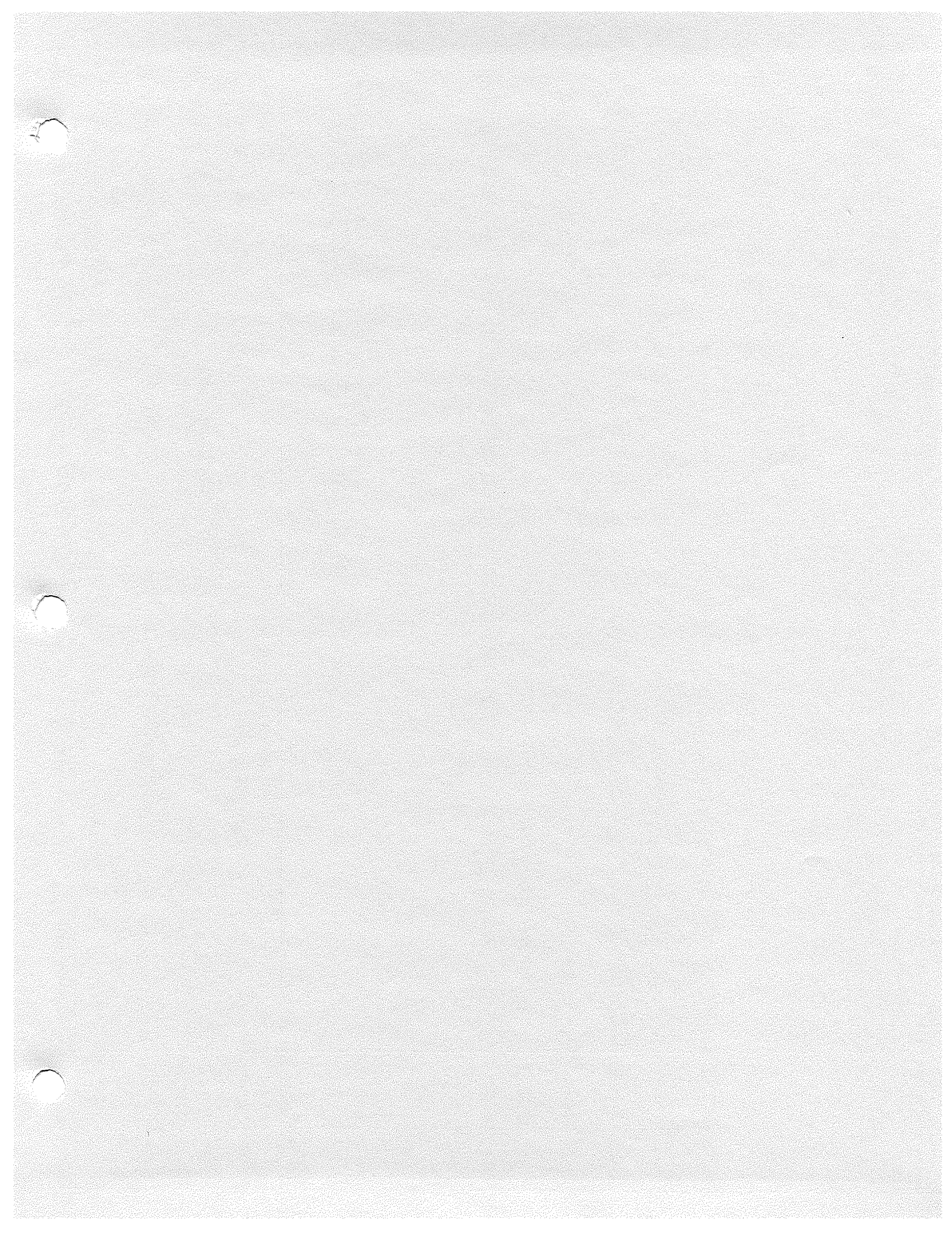
Beginning at an iron pin found at the intersection of the northwesterly bounds of West Street with the northeasterly bounds of County Road No. 24, said point of beginning being the most southerly corner of Lot 21 as shown on said survey map, and running thence from said place of beginning North $47^{\circ}-57'$ East 350.0 feet passing along the northwesterly boundary of West Street, said course passing along the southeasterly boundary of Lot 21 and continuing along the southerly boundary of lands of the Narrowsburg Central School to an iron pipe found; thence South $42^{\circ}-03'$ East 376.8 feet passing along the northeasterly bounds of Clark Avenue to an iron pipe found on the westerly bounds of New York State Route 97; thence South $14^{\circ}-44'$ East 82.4 feet passing along said westerly bounds to a point at the most northerly corner of lands now or formerly of Cortese; thence leaving said highway bounds and running South $47^{\circ}-57'$ West 12.2 feet to an iron pipe found at the most easterly corner of Lot No. 69 as shown on said survey plat; thence North $42^{\circ}-03'$ West 400.0 feet passing along the southwestly boundary of said Clark Avenue, it being the northeasterly bounds of Lots 66, 67, 68 and 69 and the northeasterly boundary of lands now or formerly of Weden to a point at the intersection of Clark Avenue with the southeasterly bounds of West Street; thence South $47^{\circ}-57'$ West 300.0 feet passing along the southeasterly bounds of West Street, it being the northwesterly boundary of lands of said Weiden and the northwesterly boundary of lands of Martin, to a point on the northeasterly bounds of County Road No. 24; thence North $42^{\circ}-03'$ West 50.0 feet passing along said northeasterly bounds to the point or place of beginning containing 0.83 acres of land.

**SCHEDULE A
PROPERTY DESCRIPTION**

ALL that tract or parcel of land situate in the Town of Tusten, County of Sullivan, State of New York Lots 66, 67, 68 and 69 as shown on a survey map entitled "Map of East Narrowsburg, Michael T. Clark Tract" by George Heller, C.E. 1927 and filed in the Sullivan County Clerk's Office, the outer boundary of these contiguous parcels being more particularly bounded and described as follows:

BEGINNING at an iron pipe found at the most southerly corner of Lot 69, said pipe being on the northwesterly boundary now or formerly of Cortese (See Liber 711 of Deeds at Page 1109), said point of beginning also being the most easterly corner of lands now or formerly of Hasselbeck (See Liber 698 of Deeds at Page 844) and running thence from said place of beginning North 42° -03' West 200.0 feet passing along the northeasterly bounds of said Hasselbeck parcel, it being the southwesterly boundary of said Lots 66, 67, 68 and 69, to an iron pipe found on the southeasterly boundary of lands now or formerly of Weiden (See Liber 362 of Deeds at Page 355); thence North 47° -57' East 124.75 feet passing along said southeasterly boundary, it being the northwesterly boundary of Lot 66, to an iron pipe found on the southwest bounds of Clark Avenue; thence South 42° -03' East 200.0 feet passing along the bounds of Clark Avenue, it being the northeasterly bounds of said Lots 66, 67, 68 and 69, to an iron pipe found, said iron pipe being South 47° 57' West 12.2 feet from a point on the westerly boundary of New York state Route 97; thence South 47° -57' West 124.75 feet passing along the southeast bounds of said Lot 69, it being the northwesterly boundary of said Cortese, to the point or place of beginning containing 0.57 acres of land.

SUBJECT to easements of record to public utilities.



Schedule B

DESCRIPTION OF THE EQUIPMENT

All equipment, furniture, fixtures, machines, building materials and items of personal property and all appurtenances (A) acquired, constructed, renovated, installed, equipped and/or intended to be acquired, constructed, renovated, installed and equipped in connection with the acquisition, construction, reconstruction, renovation, demolition, installation and equipping of the Rock Meadow Partners, LLC ("Rock") together with its affiliates, Great Pine, LLC ("Pine"), NARO Building, LLC ("Naro") and Indian Fields, LLC ("Indian" together with Rock, Pine and Naro are collectively referred to as "Company") located on the real property described on Schedule A hereto ("Land"), said Project to be acquired, constructed, renovated, installed and equipped by the Company as agent of the Agency pursuant to the Master Development and Agent Agreement; and (B) now or hereafter attached to, contained in or used in connection with the Land or placed on any part thereof, though not attached thereto, including but not limited to, pipes, screens, fixtures, heating, lighting, plumbing, ventilation, air conditioning, compacting and elevator plants, telephone and information systems, furniture, rugs, movable partitions, cleaning equipment, maintenance equipment, shelving, signs, waste containers, outdoor benches, drapes, blinds and accessories, sprinkler systems and other fire prevention and extinguishing apparatus.