

LEASE TO AGENCY

THIS LEASE TO AGENCY ("Lease Agreement"), made as of the 23rd day of January, 2015, by and between SULLIVAN PROPERTY ACQUISITIONS I, LLC, a New York limited liability company, having its principal offices located at 510 Wild Turnpike, PO Box 368, Mountandale, New York 12763 ("Company") and 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 offices at One Cablevision Center, Ferndale, New York 12734 ("Agency").

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, a copy of which is on file at the office of the Agency, requesting that the Agency consider undertaking a project consisting of: (i) acquisition, reconstruction, renovation, rehabilitation, installation and equipping of a shopping mall commonly known as the former Apollo Plaza property to consist of approximately 200,000± square feet of retail/office space ("Building") situate on approximately three (3) parcels of real estate consisting of approximately 22.51± acres of land ("Land") located at County Road 173 and Plaza Drive in the Village of Monticello, Town of Thompson ("Town"), County of Sullivan ("County"), State, being more particularly identified on the Town tax map as 130.-1-9.1, 130.-1-9.2 and 130.-1-14 (portion); (ii) acquisition and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (iii) construction of improvements to the Building, the Land and the Equipment (collectively, the Building, the Land and the Equipment are referred to as the "Facility" or "Project"); (iv) acceptance of a leasehold

interest in the Facility from the Company; and (v) leasing of the Facility from the Agency to the Company; and

WHEREAS, in order to induce the Company to develop the Facility, the Agency is willing to enter into a lease/leaseback transaction involving a lease of the Facility from the Company to the Agency and a leaseback of the Facility from the Agency 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, reconstruct, renovate, rehabilitate, install and equip the Facility in accordance with the plans and specifications presented to the Agency.

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 Agreement and to carry out its obligations hereunder. Based upon the representations of the Company as to the utilization of the Facility, 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 Agreement.
 - (c) The Agency will lease the Facility from the Company pursuant to this Lease Agreement, lease the Facility back to the Company pursuant to the Leaseback Agreement of even date herewith ("Leaseback Agreement") and designate the Company as its agent for purposes of acquiring, reconstructing, renovating, rehabilitating, installing and equipping 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 Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the provisions of this Lease Agreement 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 Agreement by the undertaking of the Company to acquire, reconstruct, renovate, rehabilitate, install and equip the Facility and the related jobs resulting therefrom in the County, State.

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, existing and in good standing under the laws of the State, has the authority to enter into this Lease Agreement and has duly authorized the execution and delivery of this Lease Agreement.
- (b) Neither the execution and delivery of this Lease Agreement, the consummation of the transactions contemplated hereby nor the fulfillment of or compliance with the provisions of this Lease Agreement 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.

ARTICLE II

DEMISING CLAUSES AND RENTAL PROVISIONS

- 2.1. Agreement to Transfer to Agency. The Company has leased and demised or has caused to be leased and demised to the Agency a leasehold 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 to the Agency all of its interest in the furniture, fixtures, machinery and equipment described in Schedule B ("Equipment"). The Company agrees the Agency's interest in the Facility resulting from said conveyances will be sufficient for the purposes intended by this Lease Agreement and agrees that it will defend, indemnify and hold the Agency harmless from any expense or liability or loss or damage arising out of the lease or a defect in title or a lien adversely affecting the Facility and will pay all reasonable expenses incurred by the Agency in defending any action respecting the lease or title to or a lien affecting the Facility.
- 2.2. Demise of Facility. The Company hereby demises and leases the Facility to the Agency and the Agency hereby rents and leases the Facility from the Company upon the terms and conditions of this Lease Agreement.
- 2.3. Remedies to be Pursued Against Contractors and Subcontractors and its 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 Facility 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.

2.4. Duration of Lease Term: Quiet Enjoyment.

- (a) The Company shall deliver to the Agency possession of the Facility (subject to the provisions hereof) and the leasehold estate created hereby shall commence as of January 23, 2015.
- (b) The leasehold estate created hereby shall terminate the earlier at 11:59 P.M. on February 1, 2035.
- (c) The period commencing on the date described in Section 2.4(a) herein through the date described in Section 2.4(b) herein shall be herein defined as the "Lease Term".

2.5. Rents. The rental under this Lease Agreement shall be One (\$1.00) Dollar and other good and valuable consideration, receipt of which is hereby acknowledged by the Company.

2.6. Use; Lease Agreement.

- (a) The Agency shall hold and use the Land only for leaseback to the Company under the Leaseback Agreement and otherwise shall not sell or assign its rights hereunder nor the leasehold estate created thereby.
- (b) Contemporaneously with the execution and delivery of this Lease Agreement, the Agency shall enter into the Leaseback Agreement, pursuant to which the Company as agent of the Agency agrees to undertake and complete the Project. Pursuant to the Leaseback Agreement, the Company, as tenant of the Agency under the Leaseback Agreement, is required to perform all of the Agency's obligations under this Lease Agreement. Accordingly, and notwithstanding anything to the contrary contained in this Lease Agreement, the Company shall not be entitled to declare a default hereunder or exercise any rights or remedies hereunder, if any asserted default by the Agency hereunder relates to a failure by the Company, as tenant of the Agency under the Leaseback Agreement, to perform its corresponding obligations under the Leaseback Agreement.

ARTICLE III

DAMAGE, DESTRUCTION AND CONDEMNATION

3.1. Damage or Destruction.

- (a) If the Facility shall be damaged or destroyed (in whole or in part) at any time during the term of this Lease Agreement:
 - (i) the Agency shall have no obligation to replace, repair, rebuild or restore the Facility; and
 - (ii) there shall be no abatement or reduction in the amounts payable by the Company under the Leaseback Agreement.

All such replacements, repairs, rebuilding or restoration made pursuant to this Section 3.1, whether or not requiring the expenditure of the Company's own money, shall automatically become a part of the Facility as if the same were specifically described herein.

ARTICLE IV

SPECIAL COVENANTS

- 4.1. 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 chief executive officer, executive director, 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 Facility or arising by reason of or in connection with the occupation or the use thereof or the presence on, in or about the Facility or (ii) liability arising from or expense incurred by the Agency's and financing of the Facility, including without limiting the generality of the foregoing, all causes of action and reasonable 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 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 Agreement.

ARTICLE V

ASSIGNMENTS AND SUBLEASING; MORTGAGE AND PLEDGE OF INTERESTS

- 5.1. Assignment and Subleasing. This Lease Agreement may not be assigned in whole or in

part, and the Facility may not be leased, in whole or in part, except that the Agency shall lease the leasehold interest created hereunder to the Company pursuant to the Leaseback Agreement.

ARTICLE VI

TERMINATION

- 6.1 Early Termination of Lease Agreement. The Company shall have the option at any time to terminate this Lease Agreement 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 6.1 and upon compliance with the requirements set forth in Section 6.2 hereof.
- 6.2. Option to Terminate. Upon termination of this Lease Agreement in accordance with Section 6.1 hereof, the Company shall pay to the Agency all sums due under Sections 2.6, 3.3 and 3.7 of the Leaseback Agreement and all other sums due under the Leaseback Agreement ("Termination Payment").
- 6.3. Termination of Lease Agreement.
- (a) Pursuant to Section 6.2 hereof, the Agency shall deliver to the Company all necessary documents to reflect termination of this Lease Agreement, subject only to the following:
 - (i) any liens to which the Facility was subject when leased 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 Agreement.
 - (b) The Agency shall 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 Facility (specifically excluding all rights of the Agency hereunder including its rights to indemnification hereunder).

ARTICLE VI

GENERAL PROVISIONS

- 7.1. 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:

Sullivan Property Acquisitions I, LLC
510 Wild Turnpike, PO Box 368
Mountaintale, New York 12763

With a copy to:

Steve Vegliante, Esq.
510 Wild Turnpike, PO Box 368
Mountaintale, New York 12763


or at such other address and/or addresses as any party may from time to time furnish to the other party by notice given in accordance with the provisions of this Section. All notices shall be deemed given when mailed or personally delivered in the manner provided in this Section.

- 7.2. Binding Effect. This Lease Agreement shall inure to the benefit of and shall be binding upon the Agency, the Company and its respective permitted successors and assigns.
- 7.3. Waiver. No waiver of any of the provisions of this Lease Agreement 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.
- 7.4. Severability. If any provision of this Lease Agreement 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 Agreement 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 Agreement.

- 7.5. Governing Law, Venue. This Lease Agreement 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 in the County, State as the exclusive venue for resolution of any disputes which may arise under or by reason of this Lease Agreement.
- 7.6. Section Headings Not Controlling. The headings of the several sections in this Lease Agreement 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 Agreement.
- 7.7. Recording and Filing. This Lease Agreement, or a memorandum thereof, shall be recorded or filed, as the case may be, in the Office of the County Clerk, State, or in such other office as may at the time be provided by law as the proper place for the recordation or filing thereof.
- 7.8. No Recourse; Special Obligation. Notwithstanding anything to the contrary contained herein, the obligations and agreements of the Agency contained herein and in any other agreement executed by the Agency and in any other instrument or document supplemental thereto executed in connection herewith or therewith shall be deemed the obligation and agreements of the Agency, and not of any chief executive officer, executive director, director, officer, employee, member, agent (except the Company), representative, or their respective successors and assigns and personal representatives in his or her individual capacity, and the chief executive officer, executive director, directors, officers, employees, members, agents (except the Company), representatives, and their respective successors and assigns and personal representatives of the Agency shall not be liable personally 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. The obligations and agreements of the Agency contained herein or therein shall not constitute or give rise to an obligation of the State, the County, or any of the taxing jurisdictions and neither the State, the County, or any of the taxing jurisdictions shall be liable thereon, and, further, such obligations and agreements shall not constitute or give rise to a general obligation of the Agency, but rather shall constitute a limited obligation of the Agency payable solely from revenues derived from the sale of the Agency's interest in the Facility.
- 7.9. Entire Agreement. This Lease Agreement together with the Agent Agreement, Leaseback Agreement and the Payment In Lieu of Tax 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 Agreement may not be amended in any respect except by a written amendment expressly referring to this Lease Agreement and executed by the parties to be bound thereby.

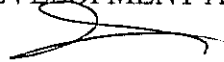
IN WITNESS WHEREOF, the Company and the Agency have caused this Lease Agreement to be executed in their respective names, all as of the date first above written.

SULLIVAN PROPERTY ACQUISITIONS I, LLC



By: Daniel H. Resnick, Sole Member

COUNTY OF SULLIVAN INDUSTRIAL
DEVELOPMENT AGENCY



By: Ira Steingart, Chairman

Fidelity National Title Insurance Company

File Number: 4239B

**SCHEDULE A
PROPERTY DESCRIPTION**

All that tract, piece or parcels of land, situate, lying and being in the Town of Thompson, Village of Monticello, County of Sullivan and State of New York and shown on the tax map there of as SBL # 130-1-9.1 and 130-1-9.2 and a portion of 130-1-14.

Being more particularly described as follows:

**LEGAL DESCRIPTION
FOR
APOLLO PLAZA
TAX MAP SECTION 130, BLOCK 1, LOT 9.1
P&P No. 13148.01**

ALL that certain piece or parcel of land situated in the Town of Thompson, Village of Monticello, County of Sullivan, State of New York, bounded and described as follows:

BEGINNING at a point in common with Tax Map Section 130, Block 1, Lot 14, said point also being a point in common with Tax Map Section 130, Block 1, Lot 8, and being further referenced as being a point in common with Tax Map Section 130, Block 1, Lot 9.2; and running thence along said Lot 14 S80°38'00"E 235.00 feet; thence S09°22'00"W 250.00 feet; thence N80°38'00"W 235.00 feet to a point in common with lands now or formerly of Monticello RCD, LLC, Tax Map Section 130, Block 1, Lot 10; thence along said Lot 10 N09°22'00"E 120.00 feet to a point in common with lands now or formerly of Sullivan County Funding Corp., Tax Map Section 130, Block 1, Lot 9.2; thence along said Lot 9.2 N09°22'00"E 130.00 feet to the point or place of beginning.

Containing 1.35± acres of land.

Subject to any easements or agreements, if any.

MFC/tmp
13148.01 130-1-9.1 2015-01-21 ✓

**LEGAL DESCRIPTION
FOR
APOLLO PLAZA
TAX MAP SECTION 130, BLOCK 1, LOT 9.2
P&P No. 13148.01**

ALL that certain piece or parcel of land situated in the Town of Thompson, Village of Monticello, County of Sullivan, State of New York, bounded and described as follows:

BEGINNING at a point in common with Tax Map Section 130, Block 1, Lot 8, said point also being a point in common with lands now or formerly of Sullivan County Funding Corp., Tax Map Section 130, Block 1, Lot 14, said point being further referenced as being a point in common with lands now or formerly of Sullivan County Funding Corp., Tax Map Section 130, Block 1, Lot 9.1; and running thence along said Lot 9.1 S09°22'00"W 130.00 feet to a point in common with lands now or formerly of Monticello RCD, LLC, Tax Map Section 130, Block 1, Lot 10; thence along said Lot 10 N80°38'00"W 188.90 feet to a point in common with lands now or formerly of Sullivan County Builders, LLC, Tax Map Section 31, Block 1, Lot 11.2, said point also being a point in common with the approximate Town of Thompson Municipal Line; thence along said Lot 11.2 N06°36'00"E 130.15 feet to a point in common with lands now or formerly of Monticello RCD, LLC, Tax Map Section 130, Block 1, Lot 8; thence along said Lot 8 S80°38'00"E 195.20 feet to the point or place of beginning.

Containing 0.57± acres of land.

Subject to any easements or agreements, if any.

**LEGAL DESCRIPTION
FOR
APOLLO PLAZA
LOT LINE CHANGE
TAX MAP SECTION 130, BLOCK 1, LOT 14
P&P No. 13148.01**

ALL that certain piece or parcel of land situated in the, Town of Thompson, Village of Monticello, County of Sullivan, State of New York, bounded and described as follows:

BEGINNING at a point in common with lands now or formerly of AMAA Realty, LLC, Tax Map Section 130, Block 1, Lot 12, said point being further referenced as being a point in common with lands now or formerly of Realty, LLC Monticello Lower Broadway, Tax Map Section 31, Block 1, Lot 10.12; thence along said Lot 12 S09°22'00"W 106.67 feet; thence S80°38'00"E 250.00 feet to a point in common with the westerly side line of Plaza Drive; thence along said side line S06°30'00"W 30.00 feet to a point in common with lands now or formerly of Monticello Professional Car Wash I, LLC, Tax Map Section 130, Block 1, Lot 13; thence leaving said side line and running along Lot 13 N83°30'00"W 100.00 feet; thence S06°30'00"W 375.00 feet; thence S83°30'00"E 100.00 feet to a point in common with the westerly side line of Plaza Drive; thence along said side line S06°30'00"W 316.70 feet to a point in common with lands now or formerly of The Village of Monticello, Tax Map Section 130, Block 1, Lot 16; thence leaving said side line and running along Lot 16 N83°30'00"W 50.00 feet; thence S06°30'00"W 50.00 feet; thence S83°30'00"E 50.00 feet to a point in common with the westerly side line of Plaza Drive; thence along said side line S06°30'00"W 102.00 feet to a point in common with lands now or formerly of Sullivan County Funding Corp., Tax Map Section 130, Block 1, Lot 19; thence leaving said side line and along said Lot 19 N80°38'00"W 167.80 feet to a point in common with the proposed lot line as shown on a map entitled "Apollo Plaza Lot Line Change", as prepared by Pietrzak & Pfau

Engineering & Surveying, PLLC; thence along said proposed lot line as shown on the above mentioned map N09°22'00"E 110.31 feet; thence N49°23'55"W 18.44 feet; thence N76°24'09"W 92.91 feet; thence N69°07'26"W 62.04 feet; thence N51°49'37"W 140.85 feet; thence N81°09'48"W 120.43 feet; thence S87°43'36"W 111.84 feet; thence S38°16'10"W 80.33 feet; thence S85°27'12"W 137.06 feet; thence N80°38'00"W 66.76 feet; thence S09°22'00"W 80.02 feet to a point in common with lands now or formerly of the County of Sullivan Land Fill, Tax Map Section 130, Block 1, Lot 18; thence along said Lot 18 N80°38'00"W 223.18 feet to a point in common with lands now or formerly of Sullivan County Builders, LLC, Tax Map Section 31, Block 1, Lot 11.2, said point also being a point in common with approximate Town of Thompson/Village of Monticello Municipal line; thence along said Lot 11.2 N06°36'00"E 709.40 feet to a point in common with lands now or formerly of Monticello RCD, LLC, Tax Map Section 130, Block 1, Lot 10; thence along said Lot 10 S80°38'00"E 178.30 feet; thence N09°22'00"E 100.00 feet to a point in common with lands now or formerly of Sullivan County Funding Corp., Tax Map Section 130, Block 1, Lot 9.1; thence along said Lot 9.1 S80°38'00"E 235.00 feet; thence N09°22'00"E 250.00 feet; thence N80°38'00"W 235.00 feet to a point in common with lands now or formerly of Monticello RCD, LLC, Tax Map Section 130, Block 1, Lot 8, said point being further referenced as being a point in common with lands now or formerly of Sullivan County Funding Corp., Tax Map Section 130, Block 1, Lot 9.2; thence along said Lot 8 N09°22'00"E 100.00 feet to a point in common with lands now or formerly of Realty, LLC Monticello Lower Broadway, Tax Map Section 31, Block 1, Lot 10.12, said point being further referenced as being a point in common with the approximate Town of Thompson/Village of Monticello Municipal Line; thence along said Lot 10.12 S80°38'00"E 1.93 feet; thence S70°16'00"E 302.62 feet; thence S34°44'00"E 16.78 feet; thence S73°08'00"E 29.19

feet to a point in common with lands now or formerly of Realty, LLC Monticello Lower Broadway, Tax Map Section 130, Block 1, Lot 11; thence along said Lot 11 S27°08'00"W 53.80 feet; thence S62°52'00"E 250.00 feet; thence N27°08'00"E 75.00 feet to a point in common with lands now or formerly of Realty, LLC Monticello Lower Broadway, Tax Map Section 31, Block 1, Lot 10.12, said point also being a point in common with the approximate Town of Thompson/Village of Monticello municipal line; thence along said approximate municipal line S58°27'00"E 140.04 feet to the point or place of beginning.

Containing 20.59± acres of land.

Subject to any easements or agreements, if any.

Said parcel being the same as Tax Map Section 130, Block 1, Lot 14 as shown on a map entitled "Apollo Plaza Lot Line Change", as prepared by Pietrzak & Pfau Engineering & Surveying, PLLC.

MFC/tmp
13148.01 Lot Line Change 2014-09-10✓



SCHEDULE B

DESCRIPTION OF THE EQUIPMENT

All equipment, furniture, fixtures, machines, building materials and items of personal property and all appurtenances (A) acquired, reconstructed, renovated, rehabilitated, installed, equipped and/or intended to be acquired, reconstructed, renovated, rehabilitated, installed, equipped in connection with the acquisition, reconstruction, renovation, rehabilitation, installation and equipping of the Sullivan Property Acquisitions I, LLC ("Company") project located on the real property described on Schedule A hereto ("Land"), said project to be acquired, reconstructed, renovated, rehabilitated, installed and equipped by the Company as agent of the Agency pursuant to the Agent Agreement, dated the same date herewith by and between the Agency and the Company; 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.