

CONTRACT OF PURCHASE AND SALE

THIS CONTRACT OF PURCHASE AND SALE (this "Contract") made as of this 12th day of January, 2017, between [REDACTED] LLC, a New York Limited Liability Company, having a principal place of business at 307 East 91st Street, Suite 1E, New York, New York 10128 ("Seller"), and [REDACTED], a New York limited liability company, having an address at 1639 East 13th Street, Brooklyn, New York 11229 ("Purchaser").

WITNESSETH:

WHEREAS, Seller owns those certain parcels of land located at (a) [REDACTED] West 192nd Street, New York, New York and designated as Block 2161, Lot 114 of the Tax Map of The City of New York and (b) [REDACTED] West 192nd Street, New York, New York and designated as Block 2161, Lot 103 of the Tax Map of The City of New York (collectively, the "Land"), as more particularly described in Exhibit A attached hereto, together with all buildings, structures, facilities and improvements erected upon the Land (hereinafter collectively referred to as the "Premises");

WHEREAS, Seller desires to sell to Purchaser, and Purchaser desires to purchase from Seller, all that certain property described in Article 1 hereof on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the provisions and the mutual covenants and agreements hereinafter set forth, and subject to the terms, conditions and limitations hereof, Seller and Purchaser hereby agree as follows: