

CONTRACT OF SALE - CONDOMINIUM UNIT (2000)

This form was prepared by the Real Property Section of the New York State Bar Association and the Committee on Real Property Law and the Committee on Cooperative and Condominium Law of the Association of the Bar of the City of New York.

Note: This form is intended to deal with matters common to most transactions involving the sale of a condominium unit. Provisions should be added, altered or deleted to suit the circumstances of a particular transaction. No representation is made that this form of contract complies with Section 5-702 of the General Obligations Law ("Plain Language Law").

CONSULT YOUR LAWYER BEFORE SIGNING THIS AGREEMENT**Contract of Sale - Condominium Unit**

Agreement made as of November 19, 2019 between
[REDACTED] LLC ("Seller")
c/o Delshah Capital 114 East 15th Street New York, NY 10003 and
[REDACTED] is View LLC ("Purchaser") having an office address residing
at
("Purchaser").

1. **Unit:** Seller agrees to sell and convey, and Purchaser agrees to purchase, Unit No. Commercial Unit #1M ("Unit") in the building ("**Building**") known as Broadway Mercer Condominium ("**Condominium**") and located at 170 Mercer Street, New York a/k/a 597 Broadway, New York, together with a 7.00% percent undivided interest in the Common Elements (as defined in para. 6) appurtenant thereto, all upon and subject to the terms and conditions set forth herein. The Unit shall be as designated in the Declaration of Condominium Ownership (as the same may be amended from time to time, the "**Declaration**") of the Condominium, recorded in New York County, New York or the By-Laws (as the same may be amended from time to time, the "**By-Laws**") of the Condominium.

2. **Personal Property:** (a) The sale includes all of Seller's right, title and interest, if any, in and to:

(i) ~~the refrigerators, freezers, ranges, ovens, built-in microwave ovens, dishwashers, washing machines, clothes dryers, cabinets and counters, lighting and plumbing fixtures, chandeliers, air conditioning equipment, venetian blinds, shades, screens, storm windows and other window treatments, wall-to-wall carpeting, bookshelves, switchplates, door hardware and mirrors, built-ins and articles of property and fixtures attached to or appurtenant to the Unit, except those listed in subpara. 2(b), all of which included property and fixtures are represented to be owned by Seller, free and clear of all liens and encumbrances other than those encumbrances ("Permitted~~