

CONTRACT OF SALE

AGREEMENT, made January __, 2022, between [REDACTED] 46 J LLC, having an address at 1430 Broadway, Suite 903, NY, NY 10018 ("Seller"), and [REDACTED] LLC, having an address at 47-21 47th Street Sunnyside, NY 11377 ("Purchaser").

WITNESSETH:

Seller agrees to sell and Purchaser agrees to purchase, upon the terms and conditions hereinafter set forth,

ALL those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in The City of New York, the County of New York and the State of New York,

TOGETHER with all right, title and interest, if any, of Seller in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of Seller in and to said premises,

(the aforesaid land, buildings and improvements being hereinafter referred to as the "Premises").

The Premises are identified as [REDACTED], 22 of New York County.

This sale includes all right, title and interest, if any, of Seller in and to any land lying in the bed of any streets or roads, opened or proposed, in front of or adjoining the Premises, to the center lines thereof, and all right, title and interest, if any, of Seller in and to any unpaid award made or to be made in lieu thereof or for any change of grade of any such street or road.

This sale includes all right, title and interest of Seller in and to the buildings, structures and improvements located on the Premises, all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and all fixtures, equipment, machinery and personal property, excluding vehicles, now situate on and appurtenant to the Premises.

1. Purchase Price

The Purchase Price for the Premises is Twenty Four Million Three Hundred Thousand Dollars (\$24,300,000.00), payable as follows:

