

CONTRACT OF SALE

October

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CONTRACT OF SALE made as of the day of ~~20th~~, 2018 by and between [REDACTED] AL [REDACTED] RK NORTH REALTY CORP. a New York corporation having an address of 130 Broadhurst Avenue, Suite 205, New York, New York 10039 ("SELLER") and M [REDACTED] TAN [REDACTED] TIAL [REDACTED] C. [REDACTED] ing h [REDACTED] ss [REDACTED] B [REDACTED] t [REDACTED] h [REDACTED] et, [REDACTED] te [REDACTED], [REDACTED] w [REDACTED] k, New York 10021 ("PURCHASER").

In consideration of the purchase price hereinafter provided for and the other covenants and conditions herein contained, SELLER agrees to sell and PURCHASER agrees to purchase certain premises, together with the buildings and improvements thereon erected as well as any and all attending development rights, known as and by the street address of

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 _____ t _____ e _____ larly _____ ed _____ le _____ ch _____ ed _____ o and made a
 part hereof ("**PREMISES**"), together with all easements, rights of way, privileges and
 appurtenances belonging or inuring to the benefit of the PREMISES, including all of
 SELLER's interest in and to any strips and gores lying between the PREMISES and
 adjoining property or any street, road or avenue, opened or proposed, including any after
 acquired title or reversion in and to the same.

The sale and purchase of the PREMISES is upon the following terms and conditions:

1. PURCHASE PRICE:

The purchase price for the PREMISES is TWO MILLION ~~THREE~~ TWO HUNDRED THOUSAND (~~\$2,300,000.00~~) DOLLARS ("Purchase Price"), payable by PURCHASER as follows: \$2,200,000.00

\times^{SS}
 \times 95

(a) Upon execution of this Contract, the sum of TWO HUNDRED THIRTY THOUSAND (~~\$230,000.00~~) DOLLARS ("*Down Payment*"), by check, subject to collection, payable to ELLIOT J FISHMAN PC, as Escrow Agent ("*Escrow Agent*") to be held by the Escrow Agent in accordance with the terms and conditions of Article 14 of this Contract. If such check should thereafter fail collection, SELLER shall redeposit such check one (1) time and, thereafter, if such check shall still fail collection, SELLER may, in addition to any other right or remedy it may have, cancel this Contract upon notice to PURCHASER in accordance with the provisions of Article 17 of this Contract, and