

PURCHASE AND SALE AGREEMENT

Purchase and Sale Agreement (the "Agreement") made this 19th day of April, 2019 (the "Effective Date") by and between [REDACTED] 50 [REDACTED] ST 28TH ST LLC, having an address at 111 Barrow Street, Apt. 3D, New York, NY 10014 (hereinafter referred to as the "Seller"), and MALACHITE [REDACTED] ES LLC, located at 48 East Old Country Road, Suite 203, Mineola, New York 11501. (hereinafter referred to as the "Buyer").

1. SALE OF PROPERTY.

Seller agrees to sell and convey and Buyer agrees to purchase, subject to the terms and conditions of this Agreement, all those certain pieces, parcels or tracts of land located in the County, City and State of New York, together with the buildings, fixtures and improvements thereon erected, and all appurtenances pertaining thereto, and known as [REDACTED] 50 [REDACTED] St 28th Street, New York, New York 10016 (Block [REDACTED], Apt 56) (see attached Exhibit "A"), together with all building systems serving the Subject Premises (as hereinafter defined), together with all right, title and interest, if any, of the Seller in and to any land lying in the bed of any street, road or avenue open or proposed in front of or adjoining said premises to the centerline thereof, all right, title and interest of Seller in any fixtures, machinery, tangible personal property and equipment (excluding only the furniture, furnishings, equipment and other personal property of any Tenants (as hereinafter defined)), used in connection with or attached or appurtenant to or at or upon the Subject Premises at the date hereof, including, without limitation, such fire protection, heating, plumbing, electrical and air conditioning systems as now exist in the Subject Premises, all right, title and interest of the Seller in any award made or to be made in lieu thereof and in and to any unpaid award for damage to said premises by reason of change of grade of any street, all of