
NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY
as sublessor

AND

THE ENTITIES LISTED AS OWNER(S)
ON SCHEDULE A HERETO
as sublessees

FIRST AMENDMENT TO
MASTER SUBLEASE AGREEMENT
AND
MASTER COMPANY LEASE AGREEMENT

DATED AS OF MAY 9, 2018

Affecting the Properties in the County of
Nassau, State of New York, as more
particularly described in Exhibit A to this
First Amendment to Master Sublease
Agreement and Master Company Lease
Agreement

Prepared By:

Phillips Lytle LLP
1205 Franklin Avenue, Suite 390
Garden City, NY 11530
Attention: Milan K. Tyler, Esq.

**FIRST AMENDMENT TO
MASTER SUBLEASE AGREEMENT AND
MASTER COMPANY LEASE AGREEMENT**

THIS FIRST AMENDMENT TO MASTER SUBLEASE AGREEMENT AND MASTER COMPANY LEASE AGREEMENT dated as of May 9, 2018 (this "Amendment") by and between the NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation of the State of New York, having an office at One West Street, Suite 326, Mineola, NY 11501 (the "Agency"), and THE PERSONS LISTED AS OWNER(S) ON SCHEDULE A HERETO, each having an office at 575 Underhill Boulevard, Syosset, NY 11791 (each, a "Company" and, collectively, the "Companies").

WITNESSETH:

WHEREAS, Long Island Industrial Management LLC, a limited liability company duly organized and existing under the laws of the State of New York (the "Applicant"), submitted an application for financial assistance (the "Application") to the Agency requesting that the Agency consider undertaking a project (the "Project") consisting of, inter alia, the following: (A) (1) the acquisition of an interest in those certain parcels of land more particularly identified on EXHIBIT A attached hereto (collectively, the "Land"), (2) the renovation of the existing buildings on the Land (collectively, the "Building"), and (3) the acquisition and installation therein and thereon of certain furniture, fixtures, machinery and equipment (collectively, the "Equipment"), all of the foregoing for use as commercial and industrial facilities (collectively, the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions or partial exemptions from real property taxes, sales and use taxes and mortgage recording taxes; and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Applicant or such other entity(ies) as may be designated by the Applicant and agreed upon by the Agency; and

WHEREAS, the Agency and the Companies are parties to a Master Sublease Agreement dated as of June 1, 2013 (the "Sublease Agreement") and a Master Company Lease Agreement dated as of June 1, 2013 (the "Company Lease"); and

WHEREAS, the Companies have requested the Agency's consent to the transfer of title to eight (8) of the parcels of the Land and the Agency has agreed to do so;

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the Agency mutually covenant, warrant and agree as follows:

SECTION 1. DEFINITIONS

SECTION 1.1 Interpretation. For purposes of this Amendment, unless otherwise defined herein, all capitalized terms used herein including, but not limited to, those capitalized terms used

and/or defined in the recitals hereto, shall have the respective meanings assigned to such terms in the Transaction Documents (as defined in the Sublease Agreement).

SECTION 2. AMENDMENTS

SECTION 2.1 Schedule A. From and after the date hereof, Schedule A to the Sublease Agreement and the Company Lease is replaced with Schedule A hereto.

SECTION 2.2 Companies. From and after the date hereof the "Company" and the "Companies" shall be those entities listed on Schedule A hereto. 6851 Jericho Owner LLC, 325 Duffy Owner LLC, 1 Fairchild Owner LLC, 95 Seaview Owner LLC, 79 Express Owner LLC, 230 Duffy Owner LLC, 575 Underhill Owner LLC and 99 Lafayette Owner LLC (the "New Companies") hereby assume each of the duties and obligations set forth in the Company Lease and the Sublease Agreement as a "Company" thereunder.

SECTION 2.3 PILOT Agreements. Each of the New Companies hereby assumes each of the duties and obligations of the respective Company under and pursuant to the Payment in Lieu of Taxes Agreement dated as of June 1, 2013 for its respective parcel of Land.

SECTION 2.4 Sales Tax Exemption Letter. Each of the New Companies hereby assumes each of the duties and obligations of the respective Company under and pursuant to the Sales Tax Exemption Letter and Contract dated June 27, 2013. Schedule A to such Sales Tax Exemption Letter and Contract is hereby replaced with Schedule A hereto.

SECTION 3. CONDITIONS.

SECTION 3.1 Conditions Precedent. This Amendment shall only become effective upon the fulfillment, prior to or contemporaneously with the delivery hereof, of the following conditions precedent:

- (A) the execution and delivery by the Companies and the Agency of an original or counterpart originals of this Amendment; and
- (B) the Companies shall deliver such other documents, instruments and agreements as the Agency may reasonably require in connection with the transactions contemplated by this Amendment.

SECTION 4. MISCELLANEOUS.

SECTION 4.1 Representations and Warranties. (A) All terms, conditions, covenants, representations and warranties of the Companies contained in the Transaction Documents, except as expressly modified hereby, are ratified, confirmed and reaffirmed by the Companies as of the date hereof, remain in full force and effect as of the date hereof, and are subject to the terms of this Amendment.

(B) Each Company represents and warrants to the Agency that it has the necessary power and has taken all necessary action to make this Amendment the valid and enforceable

obligation it purports to be, and that this Amendment constitutes the legal, valid and binding obligation of the Company, enforceable against the Company in accordance with its terms.

(C) Each Company represents and warrants to the Agency that no Event of Default has occurred under the Sublease Agreement or any other Transaction Document and no event which, with the giving of notice or the lapse of time or both, would become such an Event of Default has occurred and is continuing.

SECTION 4.2 Additional Matters. All other documents and legal matters in connection with this Amendment and the transactions contemplated by the Sublease Agreement as amended by this Amendment shall be satisfactory in form and substance to the Agency.

SECTION 4.3 Survival of Representations and Warranties. All representations and warranties made in this Amendment or any other documents furnished in connection with this Amendment shall survive the execution and delivery of this Amendment and no investigation by the Agency or any closing shall affect the representations and warranties or the right of the Agency to rely upon them.

SECTION 4.4 Reference to Leases. The Sublease Agreement, the Company Lease, the Transaction Documents and any and all other agreements, documents, or instruments heretofore, now or hereafter executed and delivered pursuant to the terms hereof or pursuant to the terms of the Sublease Agreement and the Company Lease, as amended hereby, are hereby amended so that any references in the Sublease Agreement and the Company Lease, the Transaction Documents or such other agreements, documents or instruments executed in connection with the Sublease Agreement and the Company Lease shall mean a reference to the Sublease Agreement and the Company Lease, as amended hereby.

SECTION 4.5 Governing Law. This Amendment, the transactions described herein and the obligations of the parties hereto shall be construed under, and governed by, the laws of the State of New York, as in effect from time to time, without regard to principles of conflicts of laws.

SECTION 4.6 Successors and Assigns. The Companies and the Agency, as such terms are used herein, shall include the legal representatives, successors and assigns of those parties.

SECTION 4.7 Counterparts. This Amendment may be executed in any number of counterparts and by the Companies and the Agency on separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same Amendment.

SECTION 4.8 Severability. Any provision of this Amendment held by a court of competent jurisdiction to be invalid or unenforceable shall not impair or invalidate the remainder of this Amendment and the effect thereof shall be confined to the provision so held to be invalid or unenforceable.

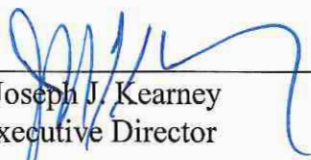
SECTION 4.9 Conflicting Provisions. In the event of any conflict in the terms and provisions of this Amendment and the terms and provisions of the Sublease Agreement and the Company Lease, the terms and provisions of this Amendment shall govern.

SECTION 4.10 Entire Agreement. This Amendment constitutes the entire agreement and understanding between the parties hereto with respect to the transactions contemplated hereby and supersedes all prior negotiations, understandings and agreements between such parties with respect to such transaction.

(Remainder of page intentionally left blank)

IN WITNESS WHEREOF the parties hereto have respectively executed this First Amendment to Memorandum of Company Lease as of this 9th day of May, 2018.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Name: Joseph J. Kearney
Title: Executive Director

GSM LI LLC

By: _____
Rubin Schron
President

ICA LI LLC

By: _____
Abraham Fruchthandler
President

SAF LI LLC

By: _____
Joshua Safrin
President

FED LI LLC

By: _____
Bruce Federman
President

IN WITNESS WHEREOF, the parties have executed this First Amendment to Master Sublease Agreement and Master Company Lease Agreement as of the dated first above written.

NASSAU COUNTY INDUSTRIAL
DEVELOPMENT AGENCY

By: _____
Name: Joseph J. Kearney
Title: Executive Director

GSM LI LLC

By: _____
Name: Eli Schron
Title: Authorized Signatory

ICA LI LLC

By: _____
Name: Eli Schron
Title: Authorized Signatory

SAF LI LLC

By: _____
Name: Eli Schron
Title: Authorized Signatory

FED LI LLC

By: _____
Name: Eli Schron
Title: Authorized Signatory

GSM JOHN LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

ICA JOHN LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

SAF JOHN LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

FED JOHN LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

GSM 270-280 LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

ICA 270-280 LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

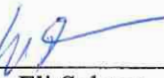
SAF 270-280 LLC

By: 

Name: Eli Schron

Title: Authorized Signatory

FED 270-280 LLC

By: 

Name: Eli Schron

Title: Authorized Signatory

GSM 290 LLC

By: 

Name: Eli Schron

Title: Authorized Signatory

ICA 290 LLC

By: 

Name: Eli Schron

Title: Authorized Signatory

SAF 290 LLC

By: 

Name: Eli Schron

Title: Authorized Signatory

FED 290 LLC

By: 

Name: Eli Schron

Title: Authorized Signatory

GSM 119 LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

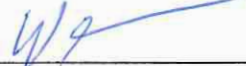
ICA 119 LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

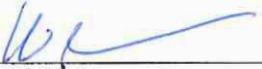
SAF 119 LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

FED 119 LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

6851 JERICHO OWNER LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

325 DUFFY OWNER LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

1 FAIRCHILD OWNER LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

95 SEAVIEW OWNER LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

79 EXPRESS OWNER LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

230 DUFFY OWNER LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

575 UNDERHILL OWNER LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

99 LAFAYETTE OWNER LLC

By: 
Name: Eli Schron
Title: Authorized Signatory

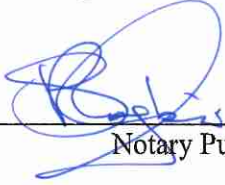
STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the ____ day of May, in the year 2018, before me, the undersigned, a notary public in and for said state, personally appeared Joseph J. Kearney, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF NY)

On the 8th day of May, in the year 2018, before me, the undersigned, a notary public in and for said state, personally appeared Eli Schron, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

SUMITA RAGHBIR
Notary Public, State of New York
NO. 01RA6161882
Qualified in Queens County
Commission Expires Feb 26, 2019

EXHIBIT A
DESCRIPTION OF THE LAND

6851 Jericho Turnpike, Muttontown, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Muttontown, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Underhill Boulevard, 322.44 feet northerly from the northerly end of a line connecting the existing westerly side of Underhill Boulevard with the proposed new westerly side of Underhill Boulevard, as established by an Appropriation of Property by the People of the State of New York, as Map No. 258, Parcel No. 308, filed in the Nassau County Clerk's Office on October 30, 1992 in Liber 10257 Page 357 (said point of beginning also being 500.43 feet northerly from the corner formed by the intersection of the westerly side of Underhill Boulevard with the northerly side of Jericho Turnpike (N.Y.S. Route 25) prior to the aforementioned Appropriation of Property;

RUNNING THENCE from said point of beginning south 76 degrees 31 minutes 36 seconds west 446.53 feet;

THENCE north 13 degrees 28 minutes 24 seconds west 109.00 feet;

THENCE south 76 degrees 31 minutes 36 seconds west, 36.00 feet;

THENCE north 13 degrees 28 minutes 24 seconds west 142.50 feet;

THENCE south 76 degrees 31 minutes 36 seconds west 244.00 feet;

THENCE north 13 degrees 28 minutes 24 seconds west 427.02 feet;

THENCE north 81 degrees 56 minutes 20 seconds east 439.26 feet;

THENCE north 00 degrees 17 minutes 00 seconds east 100.00 feet;

THENCE north 83 degrees 22 minutes 01 seconds east 548.07 feet to the westerly side of Willis Avenue (not open);

THENCE southerly along the westerly side of Willis Avenue (not opened) the following 2 courses and distances:

1. Along the arc of a curve bearing to the left, having a radius of 246.87 feet, a length of 109.80 feet to the point of tangency;
2. South 04 degrees 52 minutes 17 seconds west, 171.51 feet to the westerly side of Underhill Boulevard;

THENCE southerly along the westerly side of Underhill Boulevard the following 2 courses and distances:

1. Along the arc of a curve bearing to the left, having a radius of 1039.76 feet, a length of 250.38 feet to a point of tangency;
2. South 04 degrees 52 minutes 17 seconds west, 196.97 feet along Underhill Boulevard, to the point or place of BEGINNING.

Section 15 Block A Lot 2070

325 Duffy Avenue, Hicksville, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Hicksville, Town of Oyster Bay, County of Nassau and State of New York, as shown on the Nassau County Land and Tax Maps and known and designated as Lots 112 and 484, Section 11 Block H as filed in the Office of the County Clerk. County of Nassau and being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Duffy Avenue, said point being the easterly end of an arc of a curve connecting the said southerly side of Duffy Avenue and the easterly side of Henrietta Street as said Duffy Avenue and Henrietta Street exist today;

RUNNING THENCE easterly along the southerly side of Duffy Avenue along the arc of a curve bearing to the right whose radius is 700.00 feet a distance of 148.16 feet to a point;

THENCE still along the southerly side of Duffy Avenue, north 76 degrees 49 minutes 40 seconds east 327.28 feet;

RUNNING THENCE south 08 degrees 55 minutes 20 seconds east, 679.30 feet to land now or formerly of Terlikofsky;

RUNNING THENCE south 77 degrees 14 minutes 40 seconds west along said land, 151.43 feet;

RUNNING THENCE north 08 degrees 48 minutes 37 seconds west, 59.84 feet;

RUNNING THENCE south 78 degrees 05 minutes 33 seconds west, 190.50 feet;

RUNNING THENCE north 08 degrees 30 minutes 08 seconds west, 105.19 feet;

RUNNING THENCE south 77 degrees 14 minutes 40 seconds west, 28.66 feet;

RUNNING THENCE north 12 degrees 45 minutes 20 seconds west, 39.86 feet;

RUNNING THENCE south 77 degrees 14 minutes 40 seconds west, 122.00 feet to the easterly side of Henrietta Street;

RUNNING THENCE along the easterly side of Henrietta Street, north 07 degrees 58 minutes 20 seconds west, 435.10 feet to the southerly end of the curve first mentioned;

THENCE northeasterly along the arc of the curve first above mentioned whose radius is 20 feet, a distance of 25.37 feet to the point or place of BEGINNING.

Section 11 Block H Lots 112 & 484

1 Fairchild Court, Plainview, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Plainview, Town of Oyster Bay, County of Nassau, State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Fairchild Court, distant 288.25 feet southerly from the southerly terminus of the arc of a curve which connects the southerly side of Fairchild Avenue with the westerly side of Fairchild Court;

RUNNING THENCE along the westerly side of Fairchild Court south 9 degrees 07 minutes 45 seconds east, 42.82 feet;

THENCE north 78 degrees 30 minutes 54 seconds east, 335.02 feet to Bethpage State Parkway;

THENCE along Bethpage State Parkway south 11 degrees 29 minutes 06 seconds east, 615.03 (615.00 feet deed) feet to the northerly side of the Long Island Expressway;

THENCE along the northerly side of the Long Island Expressway, the following 3 courses and distances:

1. Westerly along the arc of a curve bearing to the left, having a radius of 2000 feet, a distance of 155.17 feet (155.06 feet deed);
2. North 80 degrees 29 minutes 40 seconds west, 82.99 feet;
3. North 79 degrees 51 minutes 47 seconds west, 308.02 feet;

THENCE north 9 degrees 07 minutes 05 seconds west, 394.14 feet;

THENCE north 78 degrees 30 minutes 54 seconds east 66.92 feet;

THENCE north 44 degrees 58 minutes 17 seconds east, 107.92 feet to the westerly side of Fairchild Court at the point or place of BEGINNING.

Section 13 Block 117 Lot 1

600 West John Street, Hicksville, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Hicksville, in the Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the easterly side of Cantiague Rock Road, as widened, at the extreme northerly end of the arc of a curve connecting the northerly side of West John Street, with the easterly side of Cantiague Rock Road, as widened;

RUNNING THENCE along the easterly side of Cantiague Road, as widened, the following 2 courses and distances:

1. Northerly along the arc of a curve bearing to the right having a radius of 2656.15 feet, a distance of 276.85 feet;
2. North 07 degrees 20 minutes 02 seconds east, 249.15 feet;

THENCE north 89 degrees 02 minutes 52 seconds east, 601.65 feet;

THENCE south 00 degrees 26 minutes 03 seconds west, 600.99 feet to the northerly side of West John Street;

THENCE north 89 degrees 33 minutes 57 seconds west along the northerly side of West John Street, 588.31 feet;

THENCE northwesterly along the arc of a curve bearing to the right, having a radius of 62.00 feet, a distance of 98.39 feet to the point or place of BEGINNING.

Section 11 Block 499 Lot 110

260/270/280 Duffy Avenue, Hicksville, New York

As to Lot 148:

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Hicksville, Town of Oyster Bay, Nassau County, New York, being more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of Tax Lot 191 at a point in the northerly side of Duffy Avenue, said point of beginning being distant 1913.78 feet easterly as measured along the northerly side of Duffy Avenue, from the easterly end of an arc of a curve connecting the easterly side of Charlotte Street with the northerly side of Duffy Avenue, also being, 1997.64 feet easterly from the corner (prior to widening) connecting the northerly side of Duffy Avenue with the easterly side of Charlotte Street;

THENCE northerly along Tax Lot 191 north 11 degrees 55 minutes 50 seconds west, 560.56 feet to land of Long Island Railroad;

THENCE easterly along the southerly side of Long Island Railroad, north 83 degrees 23 minutes 00 seconds east 754.87 feet (754.68 feet deed) to the westerly line of Tax Lot 62;

THENCE along the westerly line of said Tax Lot 62 south 05 degrees 12 minutes 50 seconds west, 513.48 feet to the northerly side of Duffy Avenue;

THENCE westerly along the northerly side of Duffy Avenue, south 78 degrees 04 minutes 10 seconds west, 600.26 feet to the point or place of BEGINNING.

As to Lot 191:

ALL that certain piece or parcel or tract of land, situate, lying and being at Hicksville, Town of Oyster Bay, Nassau County, New York, being more particularly bounded and described as follows:

BEGINNING at the southwest corner thereof adjoining Tax Lot 190, at a point in the northerly side of Duffy Avenue, said point of beginning being distant 1715.78 feet easterly as measured along the northerly side of Duffy Avenue, from the easterly end of an arc of a curve connecting the easterly side of Charlotte Street with the northerly side of Duffy Avenue also being 1799.64 feet easterly from the corner (prior to widening) connecting the northerly side of Duffy Avenue with the easterly side of Charlotte Street;

THENCE northerly along Tax Lot 190, north 11 degrees 55 minutes 50 seconds west 578.98 feet to land of Long Island Railroad;

THENCE easterly along the southerly side of Long Island Railroad north 83 degrees 23 minutes 00 seconds east, 198.85 feet to the westerly line of Tax Lot 148;

THENCE along the westerly line of said Tax Lot 148 south 11 degrees 55 minutes 50 seconds east, 560.56 feet to the northerly side of Duffy Avenue;

THENCE westerly along the northerly side of Duffy Avenue south 78 degrees 04 minutes 10 seconds west, 198.00 feet to the point or place of BEGINNING.

Section 11 Block G Lots 148 & 191

290 Duffy Avenue, Hicksville, New York

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Hicksville, Town of Oyster Bay, Nassau County, State of New York, being more particularly bounded and described as follows:

BEGINNING at the southwest corner thereof at a point in the northerly side of Duffy Avenue, said point of beginning being distant 1420.78 feet from the easterly end of an arc of a curve connecting the northerly side of Duffy Avenue with the easterly side of Charlotte Street, as said streets presently exist and also being distant 1504.64 feet (deed), as measured along the northerly side of Duffy Avenue from the corner formed by the northerly side of Duffy Avenue with the easterly side of Charlotte Street, as said streets existed prior to the widening of Duffy Avenue;

RUNNING THENCE north 03 degrees 00 minutes 50 seconds east, 612.45 feet to the southerly side of land of Long Island Railroad;

THENCE easterly along the southerly side of Long Island Railroad north 83 degrees 23 minutes 00 seconds east 137.65 (136.59 deed) feet;

THENCE south 11 degrees 55 minutes 50 seconds east, 578.98 feet to the northerly side of Duffy Avenue;

THENCE westerly along the northerly side of Duffy Avenue south 78 degrees 04 minutes 10 seconds west, 295.00 feet to the point or place of BEGINNING.

Section 11 Block G Lot 190

95 Seaview Boulevard, Port Washington, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the at Port Washington, in the Town of North Hempstead, County of Nassau and State of New York, known and designated as Lot Numbers 26 and part of lot 27 and 28, in Block No. 89, on a certain map entitled, "Map of Seaview Industrial Park", filed in the Office of the Clerk of the County of Nassau on February 5, 1982, Case No. 8940, which lots when taken together as one parcel are more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Seaview Boulevard, distant 322.25 feet westerly from the westerly end of an arc of a curve connecting the northerly side of Seaview Boulevard and the westerly side of Osprey Court, which point of beginning is also where the division line of lots 25 and 26 in block 89 on said map intersects the northerly side of Seaview Boulevard;

RUNNING THENCE westerly along the northerly side of Seaview Boulevard, the following 2 courses and distances:

1. Westerly along an arc of a curve bearing to the left having a radius of 2830.0 feet, a distance of 98.79 feet to a point;
2. South 78 degrees 46 minutes 00 seconds west, 176.66 feet to line as approved by Nassau County Planning Commission February 23, 1984, Resolution No. 9-1984;

THENCE north 11 degrees 14 minutes 00 seconds west along last mentioned line, 312.77 feet to land of Town of North Hempstead;

THENCE along said last mentioned land, the following 2 courses and distances:

1. North 75 degrees 31 minutes 55 seconds east 59.62 feet to a point;
2. North 80 degrees 18 minutes 32 seconds east 191.63 feet to the division line of Lots 25 and 26 in Block 89 on said map;

THENCE south 15 degrees 41 minutes 06 seconds east, along last mentioned division line, 313.65 feet to the northerly side of Seaview Boulevard at the point or place of BEGINNING.

Section 6 Block 89 Lot 52

79 Express Street, Plainview, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the in Plainview, Town of Oyster Bay, County of Nassau and State of New York, known and designated as part of lot 44, in Block 83, on a certain map entitled, "Map of Plainview Industrial Park, Section 2, and amended to Section 1, situated at Plainview, Nassau County, New York, December 1960" and filed in the Office of the Clerk of the County of Nassau on September 6, 1961 as Map No. 7485, and being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Express Street, distant 8.53 feet easterly along a line which bears north 59 degrees 41 minutes 46 seconds east from the southeasterly terminus of Basin Street, as said Basin Street is shown on a "Map of Plainview Industrial Park, Section 1, and filed in the Office of the Clerk of the County of Nassau on November 16, 1960 as Map No. 7348, and from said point of beginning;

RUNNING THENCE south 30 degrees 18 minutes 14 seconds east 427.58 feet;

RUNNING THENCE south 41 degrees 56 minutes 00 seconds west, 585.50 feet to the easterly boundary line of "Map of Pavan Estates Section 2" formerly Martin;

RUNNING THENCE north 32 degrees 23 minutes 56 seconds west and along the easterly boundary line of said "Map of Pavan Estates Sect. No. 2", 348.00 feet to the southerly line of a recharge basin;

RUNNING THENCE north 41 degrees 56 minutes 00 seconds east and along the southerly boundary line of said recharge basin, 500.00 feet;

RUNNING THENCE north 10 degrees 44 minutes 20 seconds west along the boundary line of said recharge basin, 120.65 feet to the southeasterly side of Basin Street;

RUNNING THENCE easterly along the southerly side of Basin Street along the arc of a curve bearing to the left having a radius of 135.00 feet and an included angle of 19 degrees 33 minutes 54 seconds a distance of 46.10 feet to a point of tangent with the southerly line of Express Street;

RUNNING THENCE along the southerly line of Express Street north 59 degrees 41 minutes 46 seconds east, 8.53 feet to the point or place of BEGINNING.

Section 13 Block 83 Lot 94

230 Duffy Avenue, Hicksville, New York

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the at Hicksville, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Duffy Avenue, distant 564.78 feet easterly from the easterly line of land of Long Island Lighting Company, when measured along the northerly side of Duffy Avenue;

THENCE north 00 degrees 49 minutes 30 seconds east, 451.39 feet to lands now or formerly of The State of New York Department of Public Works;

RUNNING THENCE along said last mentioned lands the following 2 courses and distances:

1. North 79 degrees 00 minutes 00 seconds east, 434.77 feet;
2. North 11 degrees 20 minutes 00 seconds east, 6 feet to lands of the Long Island Railroad Company;

THENCE along land of Long Island Railroad Company, north 79 degrees 00 minutes 00 seconds east, 214.41 feet;

THENCE south 16 degrees 19 minutes 30 seconds east, 377.05 feet to the northerly side Duffy Avenue;

THENCE along the northerly side of Duffy Avenue, south 73 degrees 40 minutes 30 seconds west, 780.00 feet to the point or place of BEGINNING.

Section 11 Block G Lot 187

575 Underhill Boulevard, Syosset, New York

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Syosset, Town of Oyster Bay, County of Nassau and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Jericho Turnpike said point being the intersection of the westerly line of Long Island Railroad (Northport Branch) and the northerly side of Jericho Turnpike;

RUNNING THENCE from said point of beginning north 86 degrees 04 minutes 30 seconds west along the northerly side of Jericho Turnpike, 101.31 feet;

THENCE south 75 degrees 05 minutes 30 seconds west still along the northerly side of Jericho Turnpike 138.35 feet to the new northerly side of Jericho Turnpike;

THENCE westerly along the new northerly side of Jericho Turnpike the following 2 courses and distances:

1. South 88 degrees 33 minutes 54 seconds west, 59 feet;
2. North 70 degrees 34 minutes 59 seconds west, 25.56 feet to the new easterly side of Underhill Boulevard;

THENCE northerly along the new easterly side of Underhill Boulevard the following 3 courses and distances:

1. North 17 degrees 56 minutes 16 seconds west, 24.57 feet;
2. North 00 degrees 10 minutes 18 seconds west, 58.79 feet;
3. North 03 degrees 11 minutes 59 seconds east, 127.54 feet;

THENCE north 86 degrees 38 minutes 23 seconds west, 6 feet to the existing easterly side of Underhill Boulevard;

THENCE northerly along the easterly and southeasterly side of Underhill Boulevard, as now laid out and established, the following 4 courses and distances:

1. North 03 degrees 21 minutes 37 seconds east, 425.95 feet;
2. Northeasterly along the arc of a curve bearing to the right having a radius of 959.76 feet a distance of 527.92 feet;
3. North 34 degrees 52 minutes 33 seconds east, 195.50 feet;
4. Northeasterly along the arc of a curve bearing to the left, having a radius of 205.01 feet, a distance of 30.96 feet;

THENCE north 78 degrees 27 minutes 30 seconds east, 805.64 feet (817.63 feet deed) to the land of the Long Island Railroad first above mentioned;

THENCE along the land of Long Island Railroad the following 5 courses and distances:

1. South 36 degrees 35 minutes 30 seconds west, 358.17 feet (357.60 feet deed);

2. South 81 degrees 16 minutes 30 seconds west, 9.95 feet (south 81 degrees 18 minutes 30 seconds west, 21.32 feet deed);
3. South 36 degrees 35 minutes 30 seconds west, 360.97 feet (362.39 feet deed);
4. Thence still south along the arc of a curve bearing to the left having a radius of 1472.68 feet a distance along said curve of 507.21 feet;
5. South 16 degrees 51 minutes 30 seconds west, 439.77 feet to the northerly side of Jericho Turnpike, at the point or place of BEGINNING.

Section 15 Block 169 Lot 20

99 Lafayette Drive, Syosset, New York

ALL that certain plot, piece or parcel of land, with the buildings thereon erected, situate, lying and being at Syosset, in the Town of Oyster Bay, County of Nassau and State of New York, more particularly bounded and described as follows:

BEGINNING at a point where the southerly side of the premises herein described intersects the westerly side of Lafayette Drive said beginning point being the following five courses and distances from the corner formed by the intersection of the northerly side of Jericho Turnpike with the westerly side of Burke Lane:

1. Northwesterly along the northerly side of Jericho Turnpike prior to widening 1042.05 feet to the westerly side of Lafayette Drive prior to widening;
2. North 06 degrees 56 minutes 35 seconds east along the westerly side of Lafayette Drive 76.84 feet;
3. Northeasterly along the westerly side of Lafayette Drive along the arc of a curve bearing to the right, having a radius of 150.00 feet a distance of 57.60 feet;
4. North 28 degrees 56 minutes 35 seconds east along the westerly side of Lafayette Drive 424.26 feet;
5. Northeasterly along the westerly side of Lafayette Drive along the arc of a curve bearing to the right, having a radius of 216.03 feet a distance of 72.66 feet to the point or place of beginning;

RUNNING THENCE from said point or place of beginning north 61 degrees 03 minutes 25 seconds west, 484.18 feet to land of Long Island Railroad;

RUNNING THENCE northerly along land of Long Island Railroad the following four courses and distances:

1. Northeasterly along the arc of a curve bearing to the right, having a radius of 3787.38 feet a distance of 478.45 feet;
2. North 39 degrees 38 minutes 49 seconds east, 18.57 feet;
3. South 84 degrees 46 minutes 49 seconds west, 2.46 feet;
4. North 39 degrees 38 minutes 49 seconds east, 578.94 feet to Map of Syosset Gardens;

RUNNING THENCE along the Map of Syosset Gardens the following five courses and distances:

1. South 14 degrees 18 minutes 30 seconds east, 403.15 feet;
2. North 83 degrees 40 minutes 00 seconds east, 61.79 feet;
3. South 09 degrees 13 minutes 00 seconds west, 167.41 feet;
4. South 09 degrees 22 minutes 00 seconds west, 300.24 feet;
5. South 07 degrees 47 minutes 00 seconds west, 199.02 feet to the northerly side of Lafayette Drive;

RUNNING THENCE north 83 degrees 08 minutes 40 seconds west along the northerly side of Lafayette Drive, 125.90 feet;

RUNNING THENCE southwesterly along the northerly side of Lafayette Drive along the arc of a curve bearing to the left, having a radius of 216.03 feet, a distance of 183.39 feet to the point or place of BEGINNING.

TOGETHER with an easement for ingress and egress over the following described parcel to Jericho Turnpike, said easement being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Jericho Turnpike, distant 982.05 feet westerly from the corner formed by the intersection of the northerly side of Jericho Turnpike with the westerly side of Burke Lane, as said roadways existed prior to widening;

RUNNING THENCE north 83 degrees 03 minutes 25 seconds west, along the northerly side of Jericho Turnpike, 60.00 feet;

RUNNING THENCE north 06 degrees 56 minutes 35 seconds east, 76.84 feet;

RUNNING THENCE northeasterly along the arc of a curve bearing to the right, having a radius of 150.00 feet, a distance of 57.60 feet;

RUNNING THENCE north 28 degrees 56 minutes 35 seconds east, 424.26 feet;

RUNNING THENCE northeasterly along the arc of a curve bearing to the right, having a radius of 216.03 feet, a distance of 256.05 feet;

RUNNING THENCE south 83 degrees 08 minutes 40 seconds east, 125.90 feet;

RUNNING THENCE south 07 degrees 47 minutes 00 seconds west 50.01 feet to the northerly side of Lafayette Drive;

RUNNING THENCE westerly and southerly along the southerly and easterly side of Lafayette Drive the following 5 courses and distances to the point or place of beginning:

1. North 83 degrees 08 minutes 40 seconds west, 125.09 feet;
2. Southwesterly along the arc of a curve bearing to the left having a radius of 150.00 feet, a distance of 177.79 feet;
3. South 28 degrees 56 minutes 35 seconds west, a distance of 439.11 feet;
4. Southwesterly along the arc of a curve bearing to the left having a radius of 90.00 feet, a distance of 34.56 feet; and
5. South 06 degrees 56 minutes 35 seconds west, a distance of 76.84 feet to the northerly side of Jericho Turnpike, at the point or place of BEGINNING.

Jericho Turnpike and Burke Lane Right of Way lines referred to in the above descriptions are as existed prior to the road widening of 1995 (old line).

Section 15 Block E Lot 172

One Underhill Road, Glen Head, New York

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being at Glen Head, in the Town of Oyster Bay, County of Nassau and State of New York, known and designated as and by the Lots Numbers 14 and 16 and part of 17 in Block 15 on a certain map entitled, "Map of Park Villa on the Hills, situated at Glen Head, Town of Oyster Bay, Nassau County, New York, belonging to North Shore Realty Company, surveyed by C.U. Powell, C.B. and Surveyor", and filed in the Nassau County Clerk's Office on September 26, 1910 as Map Number 330, Case Number 2276, which said lots and parts of lots when taken together as one parcel is more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Underhill Road, which point is the northeasterly corner of Lot Number 14 on "Map of Park Villa on the Hills";

RUNNING THENCE along the westerly side of Underhill Road, with the following three courses:

1. South 5 degrees 32 minutes east, 156.80 feet;
2. Southerly along the arc of a curve bearing to the left having a radius of 379.0 feet a distance of 175.28 feet to a point of curve;
3. South 32 degrees 02 minutes east, a distance of 16.03 feet to the northeasterly end of a straight line which connects the westerly side of Underhill Road with the northerly side of Glen Cove Drive (as widened);

THENCE along the northerly side of said Glen Cove Drive as it winds and curves, the following six courses and distances:

1. South 57 degrees 58 minutes west, a distance of 10.0 feet;
2. Southerly along the arc of a curve bearing to the right having a radius of 3.95 feet a distance of 7.33 feet;
3. Westerly and northerly along the arc of a curve bearing to the right having a radius of 56.29 feet a distance of 71.29 feet;
4. North 33 degrees 11 minutes west a distance of 12.72 feet;
5. Northwesterly along the arc of a curve bearing to the left having a radius of 131.32 feet a distance of 115.42 feet;
6. North 83 degrees 21 minutes west, a distance of 24.85 feet;

THENCE north 60 degrees 45 minutes east a distance of 62.03 feet to the southwesterly corner of Lot 16 on the above mentioned map;

THENCE along the westerly side of Lots 16 and 14 on the above mentioned map, north 29 degrees 15 minutes west, a distance of 251.99 feet to the northwesterly corner of said Lot 14, running along the northerly side of said Lot 14, the following three courses and distances:

1. South 89 degrees 56 minutes 30 seconds east, a distance of 40.84 feet;
2. South 89 degrees 50 minutes 10 seconds east, a distance of 135.92 feet;
3. South 89 degrees 38 minutes 05 seconds east, a distance of 12.53 feet to the westerly side of Underhill Road, to the point or place of BEGINNING.

Section 21 Block S Lots 314, 316 and 819

SCHEDULE A

LIST OF PROJECT FACILITY PROPERTIES

<u>Address</u>	<u>Owner(s)</u>	<u>Tax Map Identification No.</u>
230 Duffy Avenue, Hicksville	230 Duffy Owner LLC	11/G/187
260-270 Duffy Avenue, Hicksville	GSM 270-280 LLC, ICA 270-280 LLC SAF 270-280 LLC FED 270-280 LLC	11/G/148
280 Duffy Avenue, Hicksville	GSM 270-280 LLC, ICA 270-280 LLC SAF 270-280 LLC FED 270-280 LLC	11/G/191
290 Duffy Avenue, Hicksville	GSM 290 LLC, ICA 290 LLC, SAF 290 LLC, FED 290 LLC	11/G/190
325 Duffy Avenue, Hicksville	32 Duffy Owner LLC	11/H/112 & 484
600 West John Street, Hicksville	GSM John LLC, ICA John LLC, SAF John LLC, FED John LLC	11/499/110
575 Underhill Boulevard, Syosset	575 Underhill Owner LLC	15/169/20
6851 Jericho Turnpike, Village of Muttontown	6851 Jericho Owner LLC	15/A/2070
99 Lafayette Drive, Syosset	99 Lafayette Owner LLC	15/E/172
79 Express Street, Hicksville	79 Express Owner LLC	13/83/94
1 Fairchild Court, Plainview	1 Fairchild Owner LLC	13/117/1
95 Seaview Boulevard, Port Washington	95 Seaview Owner LLC	6/89/52
1 Underhill Road, Glen Head	GSM 119 LLC, ICA 119 LLC, SAF 119 LLC, FED 119 LLC	21/S/314, 316 & 819