FORM 1. NON-AUCTION
MONTH TO MONTH
L E A S E

LANDLORD and TENANT agree to lease the Premises on the following terms:

1. LANDLORD: The City of New York, acting through the Department of Citywide Administrative Services, Asset Management, 1 Centre Street, New York, New York 10007.

2. TENANT: Forest Hills Youth Activities Association
Name

3. TENANT'S ADDRESS: 66-01 Fleet Street
Street Address

Forest Hills, NY 11375 718 544 2296
City State Zip Tel. No.

4. PREMISES: Block(s) 3151 Lot(s) Part of Lots 8 & 999
Block(s) 3152 Lot(s) Part of Lot 6
Borough Queens

Starting at a point approximately 356 feet West of the N/W/C/O Fleet Street and Thorton Place and approximately 147 feet North of Fleet Street

Forest Hills, New York 11375
Street Address/Location

Approximate Square Footage 102,375

(Premises as indicated on Exhibit "A", attached hereto.)

5. USE: The Premises shall be used for no other purpose than Athletic Field

Tenant shall not use the Premises for the sale of tobacco or tobacco products, or for arcades, slot machines, OTB parlors, game rooms, billiard halls, gun sales or repair shops, pornography or physical culture establishments of any kind, or for discotheques or cabarets.

6. TERM: The Term of the Lease shall be month to month, running from the first day of the calendar month (Lease Commencement Date) to the last day of the calendar month (Lease Expiration Date), commencing August 1, 2013.

7. RENT FOR TERM: Rent shall be paid in advance by the first day of the calendar month in the amount of $10 (Base Rent). Base Rent is due without prior notice.

8. ADDITIONAL RENT: (a) TENANT shall pay to LANDLORD as Additional Rent reasonable attorney's fees, and any other monies paid by LANDLORD for service of process, marshal's fees and costs incurred in summary proceedings and the like. (b) Further, TENANT shall pay to LANDLORD as Additional Rent such other items identified in this Lease as Additional Rent.

9. SECURITY DEPOSIT: INTENTIONALLY DELETED, SECURITY WAIVED

10. UTILITIES MAINTENANCE AND SERVICE: (a) TENANT must provide and pay for its utilities. (b) TENANT must also provide and pay for heating fuel and any fuel for food preparation if permitted pursuant to paragraph 5 herein and pay water and sewer charges for the demised Premises and any improvements thereon erected by the TENANT. TENANT shall obtain and pay for any permits needed and shall obtain, pay for and maintain and repair any meters needed to comply with this provision. TENANT shall provide and pay for its own security, elevator service, custodial care, cleaning and garbage disposal. TENANT shall also pay any assessments levied against the Premises, regardless of whether Premises is improved.

(c) LANDLORD has no duty to provide TENANT with any utilities, maintenance or services under this Lease except for: none.

(d) TENANT shall not be entitled to any rent reduction or set-off whatsoever for furnishing utilities, maintenance or services, nor shall TENANT be entitled to any rent reduction or set-off whatsoever by virtue of LANDLORD'S failure to provide those services, if any, set forth in paragraph 10(c).

11. INSURANCE: TENANT must procure and maintain for the duration of the Lease insurance against claims for injuries to persons or damages to property which may arise from or near or in connection with the Premises. The cost of such insurance shall be borne by the TENANT.

(A) Minimum Scope of Insurance
Coverage shall be at least as broad as:

1. Insurance Services Office "occurrence" form CG 0001 (ed. 10/93) covering Commercial General Liability or its equivalent.

2. Workers' Compensation Insurance as required by the Labor Code of the State of New York and Employers Liability insurance, if applicable.

(B) Minimum Limits of Insurance
TENANT shall maintain limits no less than:

1. Commercial General Liability Insurance for bodily injury, personal and property damage, with a combined single limit of $1,000,000 per occurrence and a minimum aggregate of $2,000,000, which aggregate shall apply separately to these Premises.

2. Workers' Compensation and Employers Liability Insurance, with limits for both as required by the laws of the State of New York.

(C) Deductibles and Self-Insured Retentions
Any deductibles or self-insured retentions must be declared to and approved by the LANDLORD. At the option of the LANDLORD, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the LANDLORD, its officers, officials and employees; or the TENANT shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

(D) Other Insurance Provisions
The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverage. In addition, when applicable, garage insurance and pollution liability coverage.

a. The LANDLORD, its officers, officials and employees are to be covered as insureds as respects: liability arising out of the Premises. The coverage shall contain no special limitations on the scope of protection afforded to the LANDLORD, its officers, officials and employees.
b. The TENANT'S insurance coverage shall be primary insurance as respects the LANDLORD, its officers, officials and employees. Any insurance or self-insurance maintained by the LANDLORD, its officers, officials or employees shall be excess of and not contribute with the TENANT'S insurance.
c. Coverage shall state that the TENANT'S insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurers liability.

2. Workers' Compensation and Employers Liability Coverage
The insurer shall agree to waive all rights of subrogation against the LANDLORD, its officers, officials, and employees for losses arising from the Premises.

3. All Coverage
Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits requested, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the LANDLORD.

E. Acceptability of Insurers
Insurance is to be placed with insurers licensed to do business in the State of New York with a Best's rating of A-7 or better, unless specific approval has been granted by the Mayor's Office of Operations.

F. Verification of Coverage

TENANT shall furnish the LANDLORD with Certificates of Insurance effecting coverage required by this clause. The Certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Certificates are to be on forms that are to be received and approved by the LANDLORD before the Lease commences. In addition, the LANDLORD shall require an endorsement naming the LANDLORD, its officers, officials and employees as additional insureds. The LANDLORD reserves the right to obtain complete, certified copies of all required insurance policies at any time.

12. RENT PAYMENT: TENANT must pay Base Rent, in full, with no amount deducted from it, on the first (1st) day of each month, in advance, at LANDLORD'S address above. All payments of Base Rent shall be due and payable whether billed or not billed to Tenant by Landlord. All items of additional rent shall be paid by TENANT to LANDLORD upon rendition of any bill or statement to TENANT therefor. If TENANT fails to pay LANDLORD the full Base Rent, and any additional rent, any subsequent payments shall first be applied to rent arrears. Payment of Base Rent and Additional Rent may not be made by a third party unless Tenant has received Landlord's prior written consent therefor. In no instance shall payment of Tenant's rent by a third party create a landlord-tenant relationship between Landlord and the third party nor shall such payments affect Tenant's sole

responsibility for payment of its monthly rent.

13. CHARGE FOR LATE PAYMENT: If TENANT fails to pay the Base Rent and any additional rent in full by the tenth (10th) day of any calendar month, LANDLORD, at its sole option, may impose a late payment charge for that Base Rent, all unpaid prior month(s) rent and additional rent excluding late charges designated as additional rent ("Overdue Charges") equal to two percent (2%) per month of the Overdue Charges, but not less than a minimum charge of Ten Dollars ($10.00). Such charge shall be collectible as additional rent. Failure to demand a late payment charge in any month shall not waive LANDLORD'S right to collect it at a later date.

14. RENT PAYABLE BY CHECK: (a) TENANT shall make all rent payments only by check or money order: these will be accepted subject to collection and are to be drawn to the order of "Asset Management."

(b) In the event TENANT'S check or money order for rent is not honored the first time it is presented for payment, TENANT shall make that rent payment and the payments for the next ensuing six (6) months by certified or bank check unless otherwise indicated by LANDLORD in writing. Nothing contained herein, however, shall be deemed to prevent LANDLORD from holding TENANT in default under this Lease upon the dishonor of any of TENANT'S checks or money orders. TENANT must pay LANDLORD a fee of Twenty Dollars ($20.00) for each dishonored rent check or money order, which fee shall be collectible as additional rent.

15. POSSESSION: If LANDLORD is unable to give possession of the Premises on the the Lease Commencement Date, LANDLORD shall not be subject to any liability for failure to give possession on such date, and the validity of the Lease shall not be impaired under such circumstances. However, Base Rent shall not commence until possession is given or is available. The provisions of this article are intended to be "an express provision to the contrary" within the meaning of Section 223-a of the New York Real Property Law.

16. CARE OF PREMISES: (a) TENANT must take good care of the Premises and keep sidewalks, passageways and curbs in front of and/or next to the Premises in a clean and orderly manner, free from snow, ice, dirt, garbage and other obstructions. TENANT is responsible for all damage due to lack of care. However, TENANT is not responsible for normal wear and tear. If TENANT fails to make repairs, LANDLORD may do so and charge TENANT the cost of such repairs as additional rent. TENANT shall leave the Premises broom clean at the end of the Term. If TENANT leaves any of its property, including, without limitation, trade fixtures, in or upon the Premises at the end of the Term, LANDLORD may dispose of it and charge TENANT for the cost of such disposal, or keep it as abandoned property. TENANT shall not excavate nor perform any foundation work in the Premises.

(b) If the Premises is improved property, TENANT must also make all interior and exterior repairs at its own expense. If TENANT fails to make repairs, LANDLORD may do so and charge TENANT the cost of such repairs as additional rent.

(c) All repairs, restorations and replacements by TENANT shall be done in a good and workmanlike manner. If TENANT shall fail to commence the making of such repairs, restorations or replacements within ten (10) business days after written request from LANDLORD, or if after commencing them, shall fail to make and complete them with reasonable diligence, they may, at LANDLORD'S option, be made by LANDLORD at the expense of TENANT. Any amount due LANDLORD from TENANT pursuant to this paragraph shall be paid by TENANT as Additional Rent within fifteen (15) days after receipt of a bill and statement therefor.

(d) Failure of TENANT to make repairs pursuant to this Article shall, at LANDLORD'S option, be deemed an event of default.

(e) Except as expressly provided otherwise in this Lease there shall be no rent allowance to TENANT and no liability on the part of LANDLORD by reason of inconvenience, annoyance or injury to business arising from the making of any renovations, alterations, improvements to the Premises by LANDLORD. TENANT shall not claim eviction in whole or in part.

17. NO RENT REDUCTIONS: TENANT shall not be entitled to any rent reduction or off-set whatsoever for repairs or alterations to the Premises.

18. PREMISES "AS IS": TENANT has inspected and accepts the Premises "as is". LANDLORD makes no representations about the condition of the Premises or its suitability for any particular purpose.

19. CHANGES, ADDITIONS: TENANT must not change or add to the Premises without the prior written consent of LANDLORD. All additions, including, without limitation, trade fixtures, shall, at the option of LANDLORD, become the property of LANDLORD when attached to the Premises. TENANT must not attach any advertisement, notice, or sign to the outside of the Premises without first obtaining LANDLORD'S prior written consent. TENANT shall not destroy or remove trees from the Premises without the prior written consent of LANDLORD.

20. LANDLORD'S DUTIES: LANDLORD'S only duties are those specifically set forth in this Lease. This Lease contains the entire agreement between LANDLORD and TENANT and cannot be changed except by an agreement signed by both LANDLORD and TENANT.

21. LANDLORD MAY ENTER PREMISES, ERECT SIGNS: LANDLORD may enter the Premises at reasonable times to examine it or to show it to possible buyers or Tenants and TENANT must give LANDLORD keys to all locks

necessary for ingress and egress to the Premises. LANDLORD may, in its sole and absolute discretion, erect and maintain signs on the Premises or allow others to do so, whether by lease, license, permit or otherwise, but TENANT shall not be entitled to any part of the payments made to LANDLORD on account thereof nor shall TENANT be entitled to any set-off or reduction in Base Rent.

22. LIABILITY/INDEMNIFICATION OF LANDLORD:

(a) LANDLORD is not responsible for any injury to person or property occurring on the Premises.

(b) To the fullest extent permitted by law, the TENANT agrees to defend, pay in behalf of, indemnify, and hold harmless the LANDLORD, its officers, officials and employees and volunteers and others working in behalf of the LANDLORD against any and all claims, demands, suits, or loss, including attorneys' fees, all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the LANDLORD, its officers, officials and employees and volunteers or others working in behalf of the LANDLORD, by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this Lease.

(c) Anything in this Article 22 to the contrary not withstanding, nothing in this Lease shall be construed to relieve the LANDLORD from responsibility to TENANT for any loss or damage caused TENANT wholly or in part by the negligent acts or omissions of the LANDLORD; except, however, that the LANDLORD shall not be responsible for such portion of such loss or damage which is recovered or recoverable by TENANT from any insurance covering such loss or damage or for such portion of such loss or damage against which the TENANT is indemnified or insured.

23. ASSIGNMENT, SUBLET: TENANT must not assign, sublet or license the whole or any part of the Premises, nor permit the same to be occupied by any person or entity other than TENANT, without the prior written consent of LANDLORD, which consent may, if given, be subject to such conditions as LANDLORD may, in its sole discretion, require. No consent by LANDLORD to a particular subletting, assignment, license or occupancy shall in any event be deemed to be a consent to any other or further subletting, assignment, license or occupancy.

If TENANT is a limited or general partnership, neither TENANT nor any general partner shall sell, assign or transfer its interest in the partnership which is the TENANT under this Lease; nor shall a limited or general partnership (or a TENANT comprised of two (2) or more persons individually or a co-partners) change or convert TENANT to any of the following entities ("Limited Liability Entity"): (i) a limited liability company, (ii) a limited liability partnership, or (iii) any other entity which possesses the characteristics of limited liability, without the prior written consent of LANDLORD.

In the event Tenant wishes to convert to a Limited Liability Entity, Landlord agrees not to unreasonably withhold or delay its consent provided that: (i) The Limited Liability Entity succeeds to all or substantially all of Tenant's business and assets; and (ii) The Limited Liability Entity has a net worth ("Net Worth") determined in accordance with generally accepted accounting principles of not less than the greater of Tenant's Net Worth on (1) the date of execution of the Lease, or (2) the day immediately preceding the date of such conversion; and (iii) Tenant is not in default of any of the terms, covenants or conditions of the Lease on the date of such conversion; and (iv) each partner of Tenant shall execute and deliver to Landlord an agreement, in form and substance satisfactory to Landlord, under which each partner agrees to remain personally liable for all of the terms, covenants and conditions of the Lease.

24. CHARGES AGAINST PREMISES: TENANT must not allow any liens or other charges to be filed against the Premises. If any lien or charge is filed, TENANT, within thirty (30) days after notice of the filing, shall have it cancelled and discharged of record by payment, deposit, bond, court order or otherwise.

25. WAIVER OF TRIAL BY JURY; COUNTERCLAIM: LANDLORD and TENANT waive their right to trial by jury and TENANT waives its right to counterclaim or set-off against LANDLORD in any action for ejectment or nonpayment of rent or in any summary proceeding.

26. CONDEMNATION: If the Premises is subject to a condemnation proceeding started during the Term of this Lease, the Lease shall be treated as having terminated thirty (30) days before the start of such proceeding. In such event, TENANT shall not be entitled to any part of any award therein, nor to any set-off, reduction or refund of rent.

27. LICENSE REQUIRED: This Lease does not grant authority to operate a parking lot or any other usage which may require a special permit or approval. If required, TENANT must obtain any such authorization at its own expense.

28. COMPLIANCE WITH AUTHORITIES: TENANT must, at its own cost and expense, promptly comply with all laws, rules, regulations, ordinances and orders of Federal, State and City authorities having jurisdiction over the Premises. TENANT warrants and represents that it has determined that its use of the Premises set forth above does not and will not violate any zoning resolutions or any other laws, rules, regulations or ordinances.

29. NONDISCRIMINATION: TENANT shall not discriminate under this Lease or with respect to its use of the Premises against any person because of race, creed, color, national origin, sex, sexual orientation or affectional preference, marital status, age or handicap.

30. EMPLOYMENT BY CITY: TENANT represents that the party signing on behalf of TENANT is not an employee nor is any other party interested in this Lease an employee of the Department of Citywide Administrative Services,
Asset Management, or the Department of Housing Preservation and Development of the City of New York.

31. NO WAIVER OF LEASE TERMS: If TENANT fails to pay LANDLORD the full Base Rent and any additional rent, any subsequent payments shall first be applied to rent arrears. LANDLORD'S acceptance of partial payment of rent or failure to enforce any provision of this Lease is not a waiver of any of LANDLORD'S rights under this Lease or at law.

32. INVESTIGATIONS:

32.1 The parties to this agreement agree to cooperate fully and faithfully with any investigation, audit or inquiry conducted by a State of New York (State) or City of New York (City) governmental agency or authority that is empowered directly or by designation to compel the attendance of witnesses and to examine witnesses under oath, or conducted by the Inspector General of a governmental agency that is a party in interest to the transaction, submitted bid, submitted proposal, contract, lease, permit, or license that is the subject of the investigation, audit or inquiry.

32.2(a) If any person who has been advised that his or her statement, and any information from such statement, will not be used against him or her in any subsequent criminal proceeding refuses to testify before a grand jury or other governmental agency or authority empowered directly or by designation to compel the attendance of witnesses and to examine witnesses under oath concerning the award of or performance under any transaction, agreement, lease, permit, contract, or license entered into with the City, the State, or any political subdivision or public authority thereof, or the Port Authority of New York and New Jersey, or any local development corporation within the City, or any public benefit corporation organized under the laws of the State of New York, or;

32.2(b) If any person refuses to testify for a reason other than the assertion of his or her privilege against self incrimination in an investigation, audit or inquiry conducted by a City or State governmental agency or authority empowered directly or by designation to compel the attendance of witnesses and to take testimony under oath, or by the Inspector General of the governmental agency that is a party in interest in, and is seeking testimony concerning the award of, or performance under, any transaction, agreement, lease, permit, contract, or license entered into with the City, the State, or any political subdivision thereof or any local development corporation within the City, then;

32.3(a) The commissioner or agency head whose agency is a party in interest to the transaction, submitted bid, submitted proposal, contract, lease, permit, or license shall convene a hearing, upon not less than five (5) days' written notice to the parties involved to determine if any penalties should attach for the failure of a person to testify.

32.3(b) If any nongovernmental party to the hearing requests an adjournment, the commissioner or agency head who convened the hearing may, upon granting the adjournment, suspend any contract, lease, permit, or license pending the final determination pursuant to paragraph 32.5 below without the City incurring any penalty or damages for delay or otherwise.

32.4 The penalties which may attach after a final determination by the commissioner or agency head may include but shall not exceed:

(a) The disqualification for a period not to exceed five (5) years from the date of an adverse determination for any person, or any entity of which such person was a member at the time the testimony was sought, from submitting bids for, or transacting business with, or entering into or obtaining any contract, lease, permit or license with or from the City; and/or

(b) The cancellation or termination of any and all such existing City contracts, leases, permits or licenses that the refusal to testify concerns and that have not been assigned as permitted under this agreement, nor the proceeds of which pledged, to an unaffiliated and unrelated institutional lender for fair value prior to the issuance of the notice scheduling the hearing, without the City incurring any penalty or damages on account of such cancellation or termination; monies lawfully due for goods delivered, work done, rentals, or fees accrued prior to the cancellation or termination shall be paid by the City.

32.5 The commissioner or agency head shall consider and address in reaching his or her determination and in assessing an appropriate penalty the factors in paragraphs (a) and (b) below. He or she may also consider, if relevant and appropriate, the criteria established in paragraphs (c) and (d) below in addition to any other information which may be relevant and appropriate:

(a) The party's good faith endeavors or lack thereof to cooperate fully and faithfully with any governmental investigation or audit, including but not limited to the discipline, discharge, or disassociation of any person failing to testify, the production of accurate and complete books and records, and the forthcoming testimony of all other members, agents, assignees or fiduciaries whose testimony is sought.

(b) The relationship of the person who refused to testify to any entity that is a party to the hearing, including, but not limited to, whether the person whose testimony is sought has an

37. TERMINATION: Notwithstanding any other provision of this Lease, LANDLORD may terminate the tenancy hereunder at any time by giving the TENANT not less than thirty (30) days' notice of such termination and TENANT shall vacate the Premises and return possession thereof to LANDLORD by the termination date. If TENANT fails to do so, TENANT shall be liable for any and all damages to LANDLORD resulting therefrom, including, without limitation, reasonable attorney's fees, and any other monies paid by LANDLORD for service of process, marshal's fees, costs incurred in summary eviction proceedings and the like. In the event that TENANT tenders any payments of Base Rent to LANDLORD for a period subsequent to the termination date, the same shall conclusively be deemed to be for "use and occupancy" of the Premises and shall under no circumstances be construed to create or revive any tenancy or right to possession of the Premises.

38. LANDLORD'S CONSENT: Whenever LANDLORD'S consent is required under this Lease, such consent shall be in writing and shall be subject to such conditions as LANDLORD may, in its sole and absolute discretion, require.

39. NOTICES: Any notice, consent or approval by LANDLORD to TENANT, or TENANT to LANDLORD, must be in writing and personally delivered or sent by certified mail, if to LANDLORD, at the address set forth above and if to TENANT, at the address set forth in this paragraph, or to such other address as LANDLORD or TENANT may designate, by notice given pursuant to this paragraph. Notices given pursuant to this paragraph shall be deemed effective on the day after mailing or personal delivery.

TENANT'S address for Notices: 66-01 Fleet Street
(mailing address) Forest Hills, New York 11375
Att: Luis Hassan

40. WARRANTY: The undersigned signatory for TENANT, by signing this Lease, personally warrants that s/he has the power and authority to enter into this Lease on behalf of TENANT and to bind TENANT to the terms of this Lease.

41. NO ORAL MODIFICATION: No change or modification of this Lease shall be valid or enforceable unless it is in writing and signed by both LANDLORD and TENANT.

42. LEASE RIDERS: This Lease may contain certain additional provisions set forth in Riders as indicated below. If there are additional provisions, they are hereby incorporated.

Rider No. 1 _____
Rider No. 2 _____
Rider No. 3 _____

LANDLORD: THE CITY OF NEW YORK:

By: _____
Joey Kara Koch
Chief Asset Management Officer
Deputy Commissioner
Department of Citywide Administrative Services
Asset Management

Date: 10-22-13

TENANT: Forest Hills Youth Activities Association

By: _____ (Signature)
JAY RUBIN (Print Name)
CHAIRMAN FHYAA (Title, if any)

Date: 9/22/13

Approved as to Form By Standard Type of Class by Corporation Counsel for use through ~~June 30, 2013~~ July 31, 2013

_____
Acting Corporation Counsel

JDC

Account No. 2175 Borough Queens
Block 3151 P/O Lots 8, 999
Block 3152 P/O Lot 6

UNIFORM FORM OF ACKNOWLEDGMENT

STATE OF NEW YORK)
) SS.:
COUNTY OF NEW YORK)

On this 29 day of october, 2013, before me, the undersigned, personally appeared Joey Kara Koch, 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 she executed the same in her capacity and that by her signature on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

(~~Notary Public~~)←*Strike-out*→(Commissioner of Deeds)

EDDEY FERNANDEZ
Commissioner of Deeds
City of New York No. 4-6927
Certificate Filed in New York County
Commission Expires 8/1/2014

STATE OF)
) SS.:
COUNTY OF)

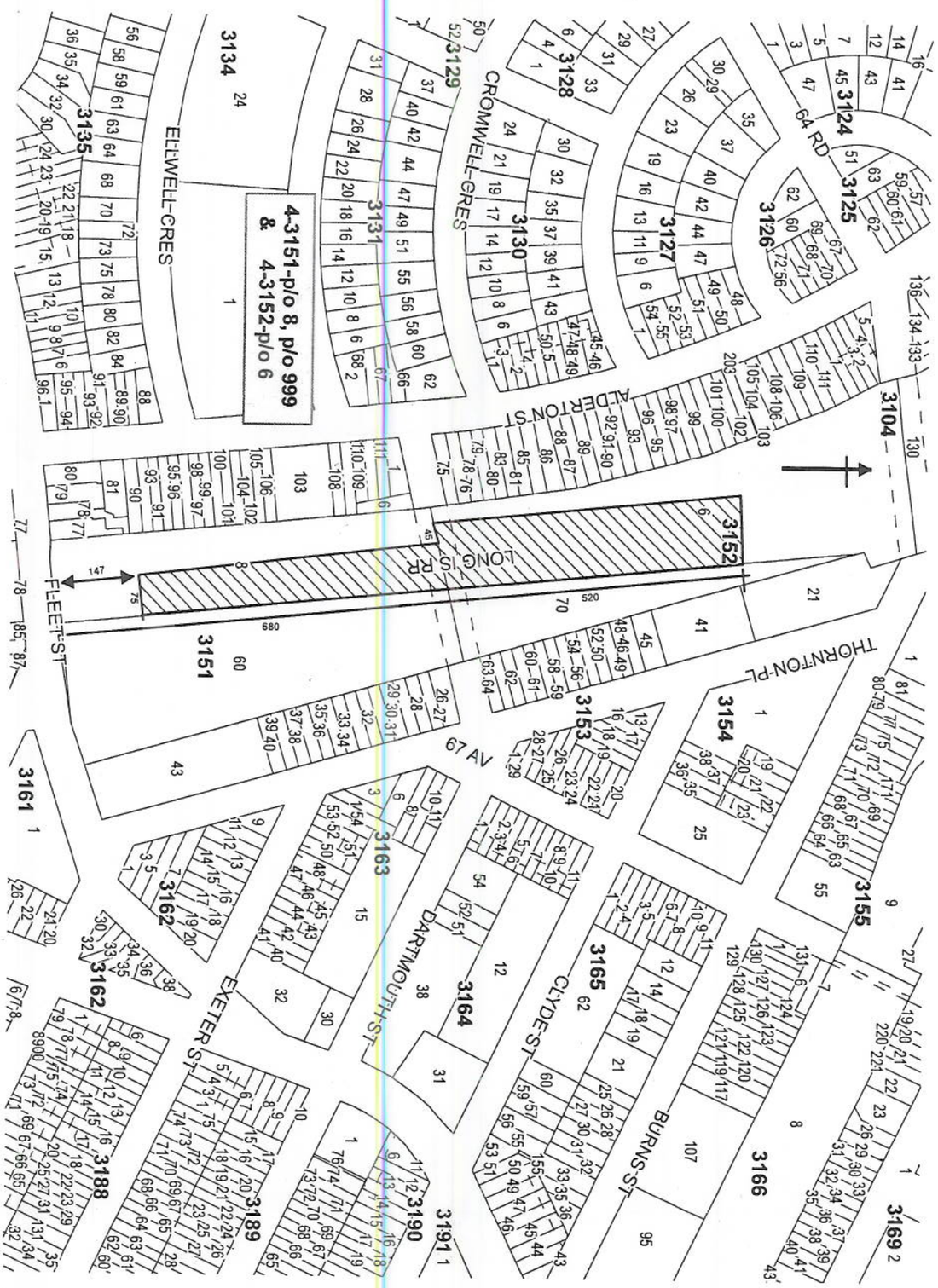
On the 22 day of Sept, in the year 2013, before me, the undersigned, personally appeared Jay Rubin personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Lawrence E. Barkowitz
Notary Public, State of New York
Registration #01BE6039176
Qualified In Queens County
My Commission Expires March 27, 2014

(Notary Public)←*Strike-out*→(~~Commissioner of Deeds~~)

Borough: Queens, Block: 3151, P/O Lots 8 & 999
Block: 3152, P/O Lot 6

EXHIBIT "A"



ALL DIMENSIONS ARE APPROXIMATE AND NOT DRAWN TO SCALE