FORM 1. NON-AUCTION MONTH TO MONTH LEASE

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

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

2. TENANT: G.C. Triboro, Inc.
NAME

3. TENANT'S ADDRESS: 70-35 71st Street
STREET ADDRESS

Ridgewood,	New York	11385
CITY	STATE	ZIP CODE

917-468-8383	TriboroConst@aol.com
TELEPHONE NUMBER	EMAIL ADDRESS

4. PREMISES:

(a) LANDLORD shall permit TENANT to enter upon and perform the Permitted Activities (as such term is hereinafter defined) upon that portion of Block 9042, Part of Lot 18, Borough of Queens, a/k/a Southwest corner of Atlantic Avenue and 100th Street, Ozone Park, New York 11416. The approximate square footage is 1,988 as shown in the diagram attached hereto as Exhibit "A," referred to hereinafter as "the Premises."

(b) TENANT has inspected the condition of the Premises, accepts the Premises "as is," and will not at any time make any claim that the Premises or structures thereon are not in suitable repair or condition for the uses and purposes of this Lease, nor will TENANT at any time make any claim for or by way of reduction of charge, or otherwise, for damage arising from or consequent upon any repairs that LANDLORD or TENANT may do or cause to be done or in consequence of the occupation of the Premises by LANDLORD or its agents or contractors.

(c) LANDLORD has not made, nor does it make, any representation or warranty as to the condition of the Premises or its suitability for any particular use or as to any other matter affecting this Lease.

(d) The provision contained in this Paragraph that TENANT accepts the Premises "as is" relates to the condition of the Premises as they were when TENANT first entered into possession thereof, or on the commencement date of the term, whichever is earlier.

5. PERMITTED ACTIVITIES:

(a) TENANT shall enter upon and use the Premises only for the conduct of the following activities (hereinafter, collectively referred to as the "Permitted Activities") and for no other purpose: Accessory Business Parking

(b) LANDLORD makes no representation as to the legality of use of the Premises for TENANT's intended purposes. In the event any use or proposed use is declared illegal by a court of competent jurisdiction, TENANT covenants and agrees that LANDLORD, its agents, officers, and employees, shall not be liable for any damages arising out of or related to such illegal use and that TENANT shall defend, indemnity and hold harmless LANDLORD against any liability or expense therefor.

(c) TENANT shall not use the Premises for the sale of tobacco, tobacco products, or electronic cigarettes; for gambling establishments of any kind, including but not limited to, arcades, slot machines, and billiard halls; for firearms sales or repairs; for pornography sales or rentals, massage parlors, or brothels; for physical culture establishments of any kind, except for legitimate gymnasiums; or for nightclubs or cabarets.

(d) TENANT shall carry out all Permitted Activities hereunder in accordance with all applicable laws, orders, rules, licenses, permits and regulations of all government entities having jurisdiction of same.

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 on October 1, 2016.

7. RENT FOR TERM:

(a) TENANT shall pay to LANDLORD its monthly rent ("Base Rent") no later than the first (1st) day of the calendar month in the amount of $550. Base Rent is due without prior notice.

(b) TENANT shall pay to LANDLORD as additional rent ("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, as well as such other items identified in this Lease as Additional Rent.

(c) If TENANT fails to pay LANDLORD the full Base Rent and any Additional Rent, any subsequent payments by TENANT to LANDLORD shall first be applied to rent arrears.

8. RENT PAYMENT: TENANT must pay Base Rent in full, with no amount deducted therefrom, no later than the first (1st) day of each month, at LANDLORD'S address. 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.

9. 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.

10. ACCEPTABLE FORMS OF RENT PAYMENT:

(a) TENANT shall make all rent payments either by check (subject to collection) or by money order, drawn to the order of "DCAS/Asset Management," or by electronic payment.

(c) In the event TENANT'S check 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. TENANT must pay LANDLORD a fee of Twenty Dollars ($20.00) for each dishonored rent check, which fee shall be collectible as Additional Rent.

(c) Rent, Additional Rent, or other payments to LANDLORD shall be made to the following address:

The City of New York
Department of Citywide Administrative Services
Asset Management
1 Centre Street, 20th Floor North
New York, New York 10007
Attention: Executive Director
Real Estate Financial Services

11. SECURITY DEPOSIT:

At the time of the execution of this Lease, TENANT shall have posted a Security Deposit by certified check, payable to the order of "Comptroller of the City of New York" in the amount of $1,100. LANDLORD will return the Security Deposit to TENANT without interest after the Term ends, provided TENANT has fully complied with all of the terms of this Lease. If TENANT has not fully complied, LANDLORD may use the Security Deposit to offset amounts owed by TENANT, including, without limitation, damages. Nothing in this Paragraph shall be construed to limit TENANT'S liability hereunder to the amount of the Security Deposit.

12. 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 Premises and any improvements thereon erected by 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 the 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 12(c).

13. INSURANCE AND SAFETY/INDEMNIFICATION REQUIREMENTS:

PART 1 - INSURANCE

Section 1.01 TENANT'S Obligation to Insure

A. From the date this Lease is executed through the date that TENANT is in possession of the Premises, including through or beyond the date of the expiration, termination, or revocation of this Lease, TENANT shall ensure that the types of insurance indicated in this Article are obtained and remain in force, and that such insurance adheres to all requirements herein.

B. TENANT is authorized to undertake or maintain operations under this Lease only during the effective period of all required coverage.

Section 1.02 Commercial General Liability Insurance

A. TENANT shall maintain Commercial General Liability insurance in the amount of at least One Million Dollars ($1,000,000) per occurrence. In the event such insurance contains an aggregate limit, the aggregate shall apply on a per-location basis applicable to the Premises and such per-location aggregate shall be at least Two Million Dollars ($2,000,000). This insurance shall protect the insureds from claims for property damage and/or bodily injury, including death that may arise from any of the operations under this Lease. Coverage shall be at least as broad as that provided by the most recently issued Insurance Services Office ("ISO") Form CG 0001, shall contain no exclusions other than as required by law or as approved by the Commissioner, and shall be "occurrence" based rather than "claims-made" based

B. Such Commercial General Liability insurance shall name the City, together with its officials and employees, as Additional Insured for claims that may arise from any of the operations under this Lease. Coverage shall be at least as broad as the most recent edition of ISO Form CG 2026. "Blanket" or other forms are also acceptable if they provided the City, together with its officials and employees, with coverage at least as broad as ISO Form CG 2026.

Section 1.03 Workers' Compensation, Employers' Liability, and Disability Benefits Insurance

TENANT shall maintain Workers' Compensation insurance, Employers' Liability insurance, and Disability Benefits insurance on behalf of, or with regard to, all employees involved in the TENANT's operations under this Lease, and such insurance shall comply with the laws of the State of New York.

Section 1.04 Commercial Automobile Liability Insurance

A. With regard to all operations under this Lease, TENANT shall maintain or cause to be maintained Commercial Automobile Liability insurance in the amount of at least One Million Dollars ($1,000,000) each accident combined single limit for liability arising out of ownership, maintenance or use of any owned, non-owned or hired vehicles. Coverage shall be at least as broad as the latest edition of ISO Form CA0001.

B. If vehicles are used for transporting hazardous materials, such Commercial Automobile Liability insurance shall be endorsed to provide pollution liability broadened coverage for covered vehicles (endorsement CA 9948) as well as proof of MCS-90.

Section 1.05 General Requirements for Insurance Coverage and Policies

A. Policies of insurance required under this Article shall be provided by companies that may lawfully issue such policy and have an A.M. Best rating of at least A- / "VII" or a Standard and Poor's rating of at least A, unless prior written approval is obtained from LANDLORD.

B. Policies of insurance required under this Article shall be primary and non-contributing to any insurance or self-insurance maintained by the City.

C. Wherever this Article requires that insurance coverage be "at least as broad" as a specified form (including all ISO forms), there is no obligation that the form itself be used, provided that TENANT can demonstrate that the alternative form or endorsement contained in its policy provides coverage at least as broad as the specified form.

D. There shall be no self-insurance program with regard to any insurance required under this Article unless approved in writing by LANDLORD. Under no circumstances shall the City be responsible for the payment of any self-insured retention (or any other aspect of a self-insurance program). Further, TENANT shall ensure that any such self-insurance program provides the City with all rights that would be provided by traditional insurance under this Article, including but not limited the defense and indemnification obligations that insurers are required to undertake in liability policies.

E. The City's limits of coverage for all types of insurance required under this Article shall be the greater of (i) the minimum limits set forth in this Article or (ii) the limits provided to TENANT under all primary, excess and umbrella policies covering operations under this Lease.

F. All required policies, except for Workers' Compensation insurance, Employers Liability insurance, Disability Benefits insurance, and United States Longshore and Harbor Workers' Compensation Act and/or Jones Act insurance policies, shall contain an endorsement requiring that the issuing insurance company endeavors to provide the City with advance written notice in the event such policy is to expire or be cancelled or terminated for any reason, and to mail such notice to both LANDLORD at the Municipal Building, 1 Centre Street, 20th Floor North, New York, New York 10007 and the New York City Comptroller, Attn: Office of Contract Administration, Municipal Building, 1 Centre Street, Room 1005, New York, New York 10007. Such notice is to be sent at least thirty (30) days before the expiration, cancellation or termination date, except in cases of non-payment, where at least ten (10) days' written notice must be provided.

G. All required policies, except Workers' Compensation, Employers' Liability, Disability Benefits, and United States Longshore and Harbor Workers' Compensation Act and/or Jones Act insurance policies, shall include a waiver of the right of subrogation with respect to all insureds and Loss Payees named therein.

Section 1.06 Proof of Insurance

A. Certificates of Insurance, "Additional Insured" endorsements and Certification of Insurance Broker or Agent for all insurance required in this Article must be submitted to and accepted by TENANT prior to or upon execution of this Lease. (See Exhibit B, annexed hereto, for insurance document copies.)

B. For Workers' Compensation insurance, Employers' Liability insurance, Disability Benefits, and United States Longshore and Harbor Workers' Compensation Act and/or Jones Act insurance policies, TENANT shall submit one of the following:

1. **C-105.2 Certificate of Workers' Compensation Insurance;**
2. **U-26.3 - State Insurance Fund Certificate of Workers' Compensation Insurance;**
3. **Request for WC/DB Exemption (Form CE-200);**
4. **Equivalent or successor forms used by the New York State Workers' Compensation Board; or**
5. **Other proof of insurance in a form acceptable to the City. ACORD forms are not acceptable proof of Workers' Compensation coverage.**

C. For all insurance required under this Article other than Workers' Compensation, Employers' Liability, Disability Benefits and United States Longshore and Harbor Workers' Compensation Act and/or Jones Act insurance policies, TENANT shall submit one or more Certificates of Insurance in a form acceptable to LANDLORD. All such Certificates of Insurance shall (a) certify the issuance and effectiveness of such policies of insurance, each with the specified minimum limits; and (b) be accompanied by the provision(s) or endorsement(s) in TENANT'S policy/ies (including its general liability policy) by which the City has been made an Additional Insured or Loss Payee, as required herein. All such Certificates of Insurance shall be accompanied by either a duly executed "Certification by Insurance Broker or Agent" in the form required by LANDLORD (to be attached to this Lease as Exhibit B) or certified copies of all policies referenced in such Certificate of Insurance. If any policy is not available at the time of submission, certified binders may be submitted until such time as the policy is available, at which time a certified copy of the policy shall be submitted.

D. Certificates of Insurance and Certification of Insurance Broker or Agent confirming renewals of insurance shall be submitted to LANDLORD prior to the expiration date of coverage of all policies required under this Lease. Such Certificates of Insurance documents shall comply with subsections (A), (B) and (C), directly above.

E. Acceptance or approval by TENANT of a Policy or Certificate of Insurance or any other matter does not waive TENANT'S obligation to ensure that insurance fully consistent with the requirements of this Article is secured and maintained, nor does it waive TENANT's liability for its failure to do so.

F. TENANT shall be obligated to provide the City with a copy of any policy of insurance required under this Article upon request by the Commissioner or the New York City Law Department.

Section 1.07 Miscellaneous

A. In the event TENANT enters into a sublease under this Lease, TENANT shall require any such subtenant to obtain all insurance required of TENANT under this Article. TENANT shall ensure that each subtenant names the City as Additional Insured or Loss Payee, as appropriate, under all policies obtained by such subtenant covering operations by such subtenant under this Lease. The City's coverage as Additional Insured shall include the City's officials and employees and be at least as broad as that provided to TENANT.

B. TENANT may satisfy its insurance obligations under this Article through primary policies or a combination of primary and excess/umbrella policies, so long as all policies provide the scope of coverage required herein.

C. TENANT shall be solely responsible for the payment of all premiums for all policies and all deductibles or self-insured retentions to which they are subject, whether or not the City is an insured under the policy.

D. Where notice of loss, damage, occurrence, accident, claim or suit is required under a policy maintained in accordance with this Article, TENANT shall notify in writing all insurance carriers that issued potentially responsive policies of any such event relating to any operations under this Lease (including notice to Commercial General Liability insurance carriers for events relating to TENANT's own employees) no later than 20 days after such event. For any policy where the City is an Additional Insured, such notice shall expressly specify that "this notice is being given on behalf of the City of New York as Insured as well as the Named Insured." Such notice shall also contain the following information: the number of the insurance policy, the name of the named insured, the date and location of the damage, occurrence, or accident, and the identity of the persons or things injured, damaged or lost. TENANT shall simultaneously send a copy of such notice to the City of New York c/o Insurance Claims Specialist, Affirmative Litigation Division, New York City Law Department, 100 Church Street, New York, New York 10007.

E. TENANT's failure to secure and maintain insurance in complete conformity with this Article, or to give the insurance carrier timely notice on behalf of the City, or to do anything else required by this Article shall constitute a material breach of this Lease. Such breach shall not be waived or otherwise excused by any action or inaction by the City at any time.

F. Insurance coverage in the minimum amounts provided for in this Article shall not relieve TENANT of any liability under this Lease, nor shall it preclude the City from exercising any rights or taking such other actions as are available to it under any other provisions of this Lease or the law.

G. In the event of any loss, accident, claim, action, or other event that does or can give rise to a claim under any insurance policy required under this Article, TENANT shall at all times fully cooperate with the City with regard to such potential or actual claim.

H. Apart from damages or losses covered by Workers' Compensation insurance, Employers' Liability insurance, Disability Benefits insurance, United States Longshore and Harbor Workers' Compensation Act and/or the Jones Act insurance, or Commercial Automobile insurance, TENANT waives all rights against the City, including its officials and employees, for any damages or losses that are covered under any insurance required under this Article (whether or not such insurance is actually procured or claims are paid thereunder) or any other insurance applicable to the operations of TENANT and/or its employees, agents, or servants of its contractors or subcontractors.

I. In the event TENANT requires any entity, by contract or otherwise, to procure insurance with regard to any operations under this Lease and requires such entity to name TENANT as Additional Insured under such insurance, TENANT shall ensure that such entity also name the City, including its officials and employees, as an additional insured with coverage a least as broad as ISO form CG 20 26.

J. In the event TENANT receives notice from an insurance company or other person that any insurance policy required under this Article shall expire or be cancelled or terminated (or has expired or been cancelled or terminated) for any reason, TENANT shall immediately forward a copy of such notice to both the LANDLORD and the New York City Comptroller, Attn: Office of Contract Administration, Municipal Building, One Centre Street, Room 1005, New York, New York 10007. Notwithstanding the foregoing, TENANT shall ensure that there is no interruption in any of the insurance coverage required under this Article. If TENANT is remiss in timely procuring or renewing its insurance, LANDLORD, at its option, reserves the right to terminate this Lease.

PART 2 - RESPONSIBILITY FOR SAFETY, INJURIES OR DAMAGE, AND INDEMNIFICATION

Section 2.01 TENANT Responsibilities

A. TENANT shall be solely responsible for the safety and protection of its employees, agents, servants, contractors, and subcontractors, and for the safety and protection of the employees, agents, or servants of its contractors, subcontractors, and subtenants.

B. TENANT shall be solely responsible for taking all reasonable precautions to protect the persons and property of the City or others from damage, loss or injury resulting from any and all operations under this Lease.

C. TENANT shall be solely responsible for injuries to any and all persons, including death and damage to any and all property arising out of or related to the operations under this Lease, whether or not due to the negligence of TENANT, including but not limited to injuries or damages resulting from the acts or omissions of any of its employees, agents, servants, contractors, subcontractors, subtenants, or any other person.

D. TENANT shall use the Premises in compliance with, and shall not cause or permit the Premises to be used in violation of, any and all federal, state or local environmental, health and/or safety-related laws, regulations, standards, decisions of the courts, permits or permit conditions, currently existing or as amended or adapted in the future which are or become applicable to the Lessee or the Premises (collectively "Environmental Laws"). Except as may be agreed by the City as part of this Lease, TENANT shall not cause, permit, or allow any of TENANT'S personnel to cause or permit any Hazardous Materials to be brought upon, stored, used, generated, treated or disposed of on the Premises. As used herein, "Hazardous Materials" means any chemical substance or material which is now or becomes in the future listed, defined or regulated in any manner by any Environmental Law based upon, directly or indirectly, its properties or effects.

Section 2.02 Indemnification and Related Obligations

A. To the fullest extent permitted by law, TENANT shall indemnify, defend and hold the City and its officials and employees harmless against any and all claims, liens, demands, judgments, penalties, fines, liabilities, settlements, damages, costs and expenses of whatever kind or nature (including, without limitation, attorneys' fees and disbursements) arising out of or related to any of the operations under this Lease and/or TENANT's failure to comply with the law or any of the requirements of this Lease. Insofar as the facts or law relating to any of the foregoing would preclude the City or its officials and employees from being completely indemnified by TENANT, the City and its officials and employees shall be partially indemnified by TENANT to the fullest extent permitted by law.

B. TENANT's obligation to defend, indemnify and hold the City and its officers and employees harmless shall not be (i) limited in any way by TENANT's obligations to obtain and maintain insurance under this Lease, nor (ii) adversely affected by any failure on the part of the City or its officers and employees to avail themselves of the benefits of such insurance.

14. POSSESSION: If LANDLORD is unable to give possession of the Premises on 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.

15. 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 such repairs, LANDLORD may do so. 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 an itemized bill therefor.

(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 an itemized bill 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 may not claim eviction in whole or in part.

16. NO RENT REDUCTIONS: TENANT shall not be entitled to any rent reduction or setoff whatsoever for repairs or alterations to the Premises.

17. 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.

18. CHANGES, ADDITIONS: TENANT must not alter or add to the Premises without the prior written consent of LANDLORD, which consent may be granted or denied by LANDLORD in its sole discretion. 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 inside or 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.

19. LANDLORD'S DUTIES: LANDLORD'S only duties are those specifically set forth in this Lease.

20. 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.

21. 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, TENANT agrees to defend, pay on behalf of, indemnify, and hold harmless LANDLORD, its officers, officials and employees and volunteers and others working on behalf of 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 LANDLORD, its officers, officials and employees and volunteers or others working in behalf of 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 to the contrary notwithstanding, nothing in this Lease shall be construed to relieve LANDLORD from responsibility to TENANT for any loss or damage caused TENANT wholly or in part by the negligent acts or omissions of LANDLORD; except, however, that LANDLORD shall not be responsible for such loss or damage, or any portion thereof, which is recovered or recoverable by TENANT from any insurance covering such loss or damage, or any portion thereof, against which TENANT is indemnified or insured.

22. ASSIGNMENT; SUBLET:

(a) 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 consent to any other or further subletting, assignment, license or occupancy.

(b) 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 as co-partners) change or convert TENANT to any of the following entities (hereinafter, "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.

(c) 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; (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.

23. 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.

24. WAIVER OF TRIAL BY JURY; COUNTERCLAIM: To the fullest extent permitted by law, TENANT waives its right to a jury trial in any action or summary proceeding to recover possession of the Premises, and also waives its right to counterclaim or set-off therein, which waivers shall survive the revocation or termination of this Lease.

25. 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.

26. LICENSES 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.

27. COMPLIANCE WITH AUTHORITIES: TENANT must, at its own cost and expense, promptly comply with all laws, rules, regulations, ordinances and orders of any government entity 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.

28. NO DISCRIMINATION:

(a) TENANT shall not unlawfully discriminate against any customer because of actual or perceived age, race, creed, religion, sex, gender, color, disability, sexual preference or orientation, national origin, alienage, citizenship status, partnership status, marital status, military status, presence of a service animal or any other class of individuals protected from discrimination in public accommodations by City, State or Federal laws, rules or regulations.

(b) TENANT shall not unlawfully discriminate against any employee or applicant for employment because of actual or perceived age, race, creed, religion, religious practice, sex, gender, color, disability, sexual preference or orientation, national origin, alienage, citizenship status, partnership status, marital status, pregnancy, childbirth or condition relating to pregnancy or childbirth, political beliefs or affiliations, arrest or conviction record, military status, predisposing genetic characteristics, unemployment status, status as a victim of domestic violence, stalking, sex offenses, presence of a service animal, or any other protected class of individuals as defined by City, State or Federal laws, rules or regulations. All advertising for employment shall indicate that TENANT is an Equal Opportunity Employer.

29. 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.

30. NO WAIVER OF LEASE TERMS: LANDLORD'S failure to enforce any provision of this Lease is not a waiver of any of LANDLORD'S rights under this Lease or at law.

31. INVESTIGATIONS:

31.1 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.

31.2 (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;

31.2 (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;

31.3 (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.

31.3 (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 31.5 below without the City incurring any penalty or damages for delay or otherwise.

31.4 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.

31.5 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 ownership interest in the entity and/or the degree of authority and responsibility the person has within the entity.

(c) The nexus of the testimony sought to the subject entity and its contracts, leases, permits or licenses with the City.

(d) The effect a penalty may have on an unaffiliated and unrelated party or entity that has a significant interest in an entity subject to penalties under 32.4 above, provided that the party or entity has given actual notice to the commissioner or agency head upon the acquisition of the interest, or at the hearing called for in 32.3(a) above gives notice and proves that such interest was previously acquired. Under either circumstance the party or entity must present evidence at the hearing demonstrating the potential adverse impact a penalty will have on such person or entity.

31.6 (a) The term "license" or "permit" as used herein shall be defined as a license, permit, franchise or concession not granted as a matter of right.

(b) The term "person" as used herein shall be defined as any natural person doing business alone or associated with another person or entity as a partner, director, officer, principal or employee.

(c) The term "entity" as used herein shall be defined as any firm, partnership, corporation, association, or person that receives monies, benefits, licenses, leases, or permits from or through the City or otherwise transacts business with the City.

(d) The term "member" as used herein shall be defined as any person associated with another person or entity as a partner, director, officer, principal or employee.

31.7 In addition to and notwithstanding any other provision of this Lease the Commissioner or agency head may in his or her sole discretion terminate this Lease upon not less than three (3) days' written notice in the event Tenant fails to promptly report in writing to the Commissioner of Investigation of the City of New York any solicitation of money, goods, requests for future employment or other benefit or thing of value, by or on behalf of any employee of the City or other person, firm, corporation or entity for any purpose which may be related to the procurement or obtaining of this Lease by the Tenant, or affecting the performance of this Lease.

32. DEFAULT: If TENANT fails to pay all or any part of the Base Rent or Additional Rent, if any, when due or to comply with any other provision of this Lease, the same shall constitute a default hereunder and LANDLORD may terminate this Lease, re-enter, take possession of the Premises and remove TENANT by summary proceedings. In the event that TENANT shall abandon the Premises or permit the same to become vacant during the Term of this Lease, this Lease shall terminate upon the date of the LANDLORD'S verification of abandonment or vacatur as fully and completely as if that were the date originally set in this Lease for such termination, it being the intention of the parties to create a conditional limitation. Nothing herein contained shall be construed to prevent LANDLORD from maintaining an action for damages against TENANT by reason of such abandonment or vacatur. At LANDLORD's option, a default under this Lease shall constitute a default under each and/or all of any other leases which TENANT may have with LANDLORD.

33. ADJUSTMENT: Subject to Paragraph 6 hereinabove and provided that LANDLORD has not theretofore terminated this Lease, it is agreed that the Base Rent shall be adjusted no more frequently than once every twelve (12) calendar months, to an amount which LANDLORD determines, in LANDLORD'S sole and absolute discretion, to represent the fair market value of the Premises at that time. LANDLORD shall notify TENANT of the amount of such adjusted Base Rent and TENANT shall be liable therefor, commencing with the next immediately succeeding calendar month. Nothing contained in this Paragraph shall be construed to imply that LANDLORD shall not terminate this Lease sooner than twelve months from the Lease Commencement Date or give to TENANT any rights in or to the Premises other than as a month-to-month tenant.

34. COMMERCIAL RENT TAX:

(a) TENANT must file with the New York City Department of Finance a commercial rent tax annual return on or before June 20th each year or furnish LANDLORD with a letter of exemption from the Department of Finance. If TENANT is subject to the commercial rent tax, TENANT also must file a quarterly return with the New York City Department of Finance and pay the tax due on or before the due date each quarter to the New York City Department of Finance.

(b) Failure to file an annual return or letter of exemption and/or a quarterly return and/or to pay any amount of commercial rent tax owing on or before the due date shall constitute a default under this Lease. It is solely TENANT'S obligation to determine if it has tax liability. For information and aid in preparing a return, TENANT may contact the Department of Finance.

35. NOTICE OF TENANT'S SURRENDER OF LEASE AND POSSESSION:

Provided that LANDLORD has not theretofore terminated this Lease, in the event that TENANT desires to surrender this Lease and its possession of the Premises, TENANT shall notify LANDLORD in writing at least twenty-five (25) days prior to the date of surrender. Such notice shall set forth the date of TENANT'S surrender and vacate of the Premises and shall be sent by certified mail. As a condition for surrender of the Lease, TENANT shall pay LANDLORD the unpaid rent for the entire term of the Lease. No reduction or abatement in rent shall be given for the time period from the date of surrender in TENANT's notice to the end of the term of the Lease.

36. TERMINATION:

(a) Notwithstanding any other provision of this Lease, LANDLORD may terminate the tenancy hereunder at any time by giving 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.

(b) Upon the revocation or termination of this Lease, TENANT, at its sole cost and expense, shall cause the Premises to be restored to its proper and original condition.

(c) LANDLORD, upon reasonable notice to TENANT, may inspect the Premises to confirm that it has been satisfactorily restored to its original condition. If, in LANDLORD's sole opinion, the Premises has not been satisfactorily restored, LANDLORD may complete restoration of the Premises and assess TENANT any costs it thereby incurs that exceed the existing balance of the Security Deposit, which costs TENANT shall pay promptly upon written demand by LANDLORD.

(d) The terms of this Article shall survive revocation or termination of this Lease.

37. 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.

38. NOTICES: Except as otherwise specifically provided in this Lease, a notice or communication that either party is required to give to the other shall be in writing by personal delivery or by overnight mail or by registered or certified mail, return receipt requested, addressed to the other at the address set forth below or to such other address as either party may from time to time direct by written notice given in the manner herein prescribed. Such notice or communication shall be deemed to be received as follows: if by personal delivery, upon receipt; if by overnight mail, the next day following the date of mailing; or if by registered or certified mail, the third day following such mailing.

To LANDLORD:

Deputy Chief Asset Management Officer/Leasing
New York City Department of Citywide Administrative Services
Asset Management
1 Centre Street, 20th Floor North
New York, NY 10007

To TENANT: 70-35 71st Street
Ridgewood, NY 11385
Attn: Giuseppe Calo

39. 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.

40. 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.

41. SURVIVAL: In addition to the provisions of this Lease that specifically survive revocation or termination of this Lease, any provisions of this Lease which, by their nature, would survive revocation or termination shall be deemed to do so.

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 into this Lease.

Rider No. 1 _____

Rider No. 2 _____

Rider No. 3 _____

NOTE: THE NEXT TWO PAGES ARE THE SIGNATURE PAGES

Account No. 31996 Borough Queens
Block(s) 9042 Part of Lot 18

LANDLORD: THE CITY OF NEW YORK:

By: _____ (Signature)
Ricardo E. Morales
Deputy Commissioner
Department of Citywide
Administrative Services
Asset Management

Date: 2/16/17

TENANT:

By: _____
(Signature)
GIUSEPPE CACÒ
(Print Name)
PRES
(Title, if any)

Date: 1/24/17

Approved as to Form By Standard Type of Class by Corporation Counsel for use through September 30, 2018

Acting Corporation Counsel
JAC DEC 04 2015

Account No. 31996 Borough Queens
Block(s) 9042 Part of Lot 18

UNIFORM FORM OF ACKNOWLEDGMENT

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

On this 16th day of February, 2017, before me, the undersigned, personally appeared RICARDO E. MORALES, 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(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

HARRINARINE DOOBAY
Notary Public, State of New York
No. 01DO6221640
Qualified in Queens County
Commission Expires June 07, 2018

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

STATE OF New York)
) SS.:
COUNTY OF Queens)

On the 24 day of January, in the year 2017, before me, the undersigned, personally appeared Guiseppe Calo 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.

01/24/2017
(Notary Public) ←*Strike-out*→ (Commissioner of Deeds)

BHUPINDER SINGH MANKU
NOTARY PUBLIC
ID Number
01MA6328776
Comm. Expires
Aug 10, 2019
QUALIFIED IN QUEENS COUNTY
STATE OF NEW YORK

Account No. 31996
Block(s) 9042

Borough Queens
Part of Lot 18

EXHIBIT "A"

DIAGRAM OF PREMISES

ALL DIMENSIONS ARE APPROXIMATE AND NOT DRAWN TO SCALE

Account No. 31996 Borough Queens
Block(s) 9042 Part of Lot 18

EXHIBIT "A"

DIAGRAM OF PREMISES



ALL DIMENSIONS ARE APPROXIMATE AND NOT DRAWN TO SCALE

EXHIBIT "B"

CERTIFICATE(S) OF INSURANCE AND CERTIFICATION OF INSURANCE BROKER OR AGENT

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/30/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Excelarate Insurance Agency 139-50 Hillside Avenue Jamaica NY 11435	CONTACT NAME: Rajeev Aery PHONE (A/C, No, Ext): 718-297-1110 FAX (A/C, No): 718-297-1112 E-MAIL ADDRESS: raj@excelarateins.com
INSURED G.C. Tri-Boro Inc 70-35 71st Street Glendale NY 11385	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Merchants Mutual Insurance Company — 23329 INSURER B: Merchants Mutual Insurance Company — 23329 INSURER C: New York State Insurance Fund — 36102 INSURER D: Standard Security Insurance Company — 69078 INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	X	X	BOPI085568	06/02/2017	06/02/2018	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 500,000 $ 15,000 $ Included $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY [X] SCHEDULED AUTOS HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	X		CAPI066267	02/12/2017	02/12/2018	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 300,000 $ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE $	$ $ $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [Y] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		Q2364 6458	06/19/2017	06/19/2018	(•) PER STATUTE ( ) OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 100,000 $ 100,000 $ 500,000
D	Disability			L80181-000	09/11/2016	09/11/2017		As per NYS Statutory Limits

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

*****Certificate holder is also the additional insured.*****

The City of New York is named as an additional insured pursuant to ISO form 2026 or the equivalent thereof, for the properties described as Block 9042, Part of Lot 18 in the Borough of Queens.

CERTIFICATE HOLDER

The City of New York
1 Centre Street 20th Floor
NEW YORK NY 10007

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Rajeev Aery

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CITY OF NEW YORK

CERTIFICATION BY INSURANCE BROKER OR AGENT

The undersigned insurance broker or agent represents to the City of New York that the attached Certificate of Insurance is accurate in all material respects.

Rajeev Aery

[Name of broker or agent (typewritten)]

139-50 Hillside Avenue, Jamaica, NY, 11435

[Address of broker or agent (typewritten)]

raj@excelarateins.com

[Email address of broker or agent (typewritten)]

718 297 1110/ 718 297 1112

[Phone number/Fax number of broker or agent (typewritten)]

[Signature of authorized official, broker, or agent]

Rajeev Aery/ president

[Name and title of authorized official, broker, or agent (typewritten)]

State of ..New York.....)
) ss.:
County of ..Queens.....)

Sworn to before me this 07 day of December 20 16

NOTARY PUBLIC FOR THE STATE OF New York

BHUPINDER SINGH MANKU
NOTARY PUBLIC
ID Number
01MA6328776
Comm. Expires
Aug 10, 2019
QUALIFIED IN QUEENS COUNTY
STATE OF NEW YORK

12/7/16