

EXHIBIT "Q"

EXHIBIT "Q"**SUNY Bill of Sale****KNOW ALL PEOPLE BY THESE PRESENTS,**

That **THE STATE UNIVERSITY OF NEW YORK**, a corporation created and existing under Section 352 of the New York Education Law ("**SUNY**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to SUNY by **FPG COBBLE HILL ACQUISITIONS, LLC**, a Delaware limited liability company, having an office c/o Fortis Property Group, LLC, 45 Main Street, Suite 800, Brooklyn, New York 11201 ("**Purchaser**"), the receipt and sufficiency of which are hereby acknowledged, does hereby sell, grant, convey and transfer to Purchaser, pursuant to that certain Purchase and Sale Agreement, effective as of June 30, 2014, entered into between **DOWNSTATE AT LICH HOLDING COMPANY, INC.**, Purchaser, **NYU HOSPITALS CENTER**, and for certain limited purposes **FORTIS PROPERTY GROUP, LLC** (the "**Agreement**") with respect to those certain premises set forth on Schedule "1" annexed hereto and made a part hereof (the "**Premises**"), all of SUNY's right, title and interest, if any, in and to all Personal Property (as defined in the Agreement) owned by SUNY and located on or attached to, and used in connection with the maintenance or operation of, the Premises.

This Bill of Sale is made without any covenant, warranty, or representation by, or recourse against, SUNY, Seller or any of Seller's Affiliates (as such terms are defined in the Agreement) of any kind whatsoever.

This Bill of Sale shall be governed by, and construed in accordance with, the internal laws of the State of New York, without giving effect to principles of conflicts of law.

TO HAVE AND TO HOLD the same unto Purchaser, its successors and assigns, forever, from and after the date hereof.

IN WITNESS WHEREOF, SUNY has executed this Bill of Sale as of the ____ day of _____, 2014.

THE STATE UNIVERSITY OF NEW YORK

By: _____

Name:

Title:

Schedule "1"

Premises