

First American Title Co.
TAL # 3020-832991

MEMORANDUM OF PARTIAL TERMINATION OF LEASE

DOWNSTATE AT LICH HOLDINGS COMPANY, INC.

Lessor

and

THE STATE UNIVERSITY OF NEW YORK

Lessee

MEMORANDUM OF PARTIAL TERMINATION OF LEASE

Dated: March 13, 2020

The Premises affected by the within instrument lies in the
Borough of Brooklyn, County of Kings, City and State of New York

Address of Premises: 339-357 Hicks Street and 70-76 Atlantic Avenue

Block: 284, Lot: 7;

on the Tax Map for the Borough of Brooklyn, County of Kings, City and State of New York.

Record and Return to:

Cozen O'Connor

277 Park Avenue

New York, New York 10172

Attention: Kenneth K. Fisher, Esq.

**Memorandum of Partial Termination of Lease
Pursuant to Section 291-c of
The New York Real Property Law**

Lease: Lease (the "*Lease*") dated May 29, 2011, by and between Downstate at LICH Holding Company, Inc., a not-for-profit corporation duly organized and validly existing under the laws of the State of New York ("*Lessor*"), as Lessor, and The State University of New York, a corporation created and existing under Section 352 of the New York Education Law ("*Lessee*"), as Lessee, as amended by that certain First Amendment to Lease Agreement dated June 30, 2014, by and between Lessor and Lessee.

Name and Address

of Lessor: Downstate at LICH Holding Company, Inc.

450 Clarkson Avenue

Brooklyn, New York 11023

Attention: President.

Name and Address

of Lessee: The State University of New York

c/o SUNY Downtown Medical Center

450 Clarkson Avenue, Box 1258

Brooklyn, New York, 11203

Attention: Lynne Reid-McQueen, Esq

Description of
the Property:

The real property (the "*Property*") designated as Block: 284, Lot: 7, on the Tax Map for the Borough of Brooklyn, County of Kings, City and State of New York, as more particularly described in *Addendum I* attached hereto and incorporated herein.

Partial Termination
of Lease:

Pursuant to that certain Partial Termination of Lease Agreement and Waiver dated January 14, 2020 by and between Lessee and Lessor (the "*Agreement and Waiver*"), the Lease and all rights and obligations of Lessor and Lessee thereunder were terminated with regard to the following Property only: Block: 284, Lot: 7, on the Tax

Map for the Borough of Brooklyn, County of Kings, City and State of New York (the "*Affected Property*") effective as of January 14, 2020, with such force and effect as of such date were specifically set forth in the Lease as the expiration date of the term thereof. The Lease continues in full force and effect with regard to the following Property: Block 290, Lot: 13 (the "*Unaffected Property*").

Waiver of Option:

Pursuant to the Agreement and Waiver, Lessee irrevocably waived all of its rights under Section 13.1 of the Lease with regard to the Affected Property. Such rights remain in full force and effect with regard to the Unaffected Property.

Memorandum of
Partial Termination
of Lease:

This instrument, executed in connection with the Agreement and Waiver, is intended to be and is entered into as a memorandum thereof for the purpose of recordation and the giving of notice of the termination of the Lease, and the termination of the rights and obligations of Lessor and Lessee under the Lease, with regard to the Affected Property.

[Signatures begin at the top of the next page.]

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Partial Termination of Lease on this ____ day of March, 2020.

LESSOR

**DOWNSTATE AT LICH HOLDING
COMPANY, INC.**

By:

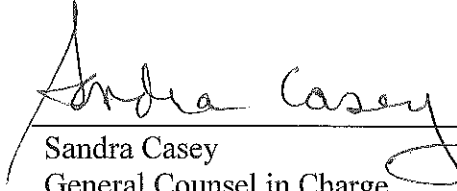


Robert M. Haelen, President

LESSEE

THE STATE UNIVERSITY OF NEW YORK,
as Lessee

By:




Sandra Casey
General Counsel in Charge

[Signature Page to Memorandum of Partial Termination of Lease]

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

On the 9th day of March, 2020, before me, the undersigned, personally appeared **Robert M. Haelen**, 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 he acknowledged to me that he executed the same in his capacity described thereon, and that by his signature upon the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

Lori A. Aldi
Notary Public in the state of New York
Qualified in Schenectady County
Reg. No. Q1AL6003477
My commission Expires
Marh 2, 2022




Notary Public

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

On the 9th day of March, 2020, before me, the undersigned, personally appeared **Sandra Casey**, 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 he acknowledged to me that he executed the same in his capacity described thereon, and that by his signature upon the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument.

JEFFREY A. MEYERS
Notary Public, State of New York
Qualified in Schenectady County
No. 02ME6019094
Commission Expires February 1, 2023



Notary Public

Addendum I

Description of Property

A. The Affected Property

339-357 Hicks Street and

70-76 Atlantic Avenue

Brooklyn, New York

Block 284, Lot 7 (formerly part of Lot 1), on the Tax Map of the Borough of Brooklyn

ALL THAT CERTAIN plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Atlantic Avenue and the easterly side of Hicks Street;

RUNNING THENCE easterly along the southerly side of Atlantic Avenue, 135.25 feet to a point;

THENCE southerly parallel with Hicks Street, 90.00 feet to a point;

THENCE easterly parallel with Atlantic Avenue, 81.25 feet to a point:

THENCE southerly parallel with Hicks Street, 30.50 feet to a point;

THENCE easterly parallel with Atlantic Avenue, 11.50 feet to a point;

THENCE southerly parallel with Hicks Street, 63.90 feet to a point;

THENCE westerly parallel with Atlantic Avenue, 228.00 feet to the easterly side of Hicks Street;

THENCE northerly along the easterly side of Hicks Street, 184.40 feet to the point or place of **BEGINNING**.