

September 20, 2022

Bob Belber
MVP Arena
51 South Pearl Street
Albany, NY 12207

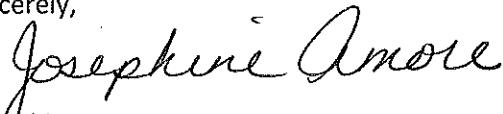
Dear Bob:

We hereby submit a letter of intent to lease the 1345 square foot of office space located on the first floor of 51 South Pearl Street, Albany, NY

As Consideration for this, we would provide compensation of \$22,865 per year (\$15 per square foot plus \$2.00 per square foot for common arena maintenance), paid as follows.

1. \$1905.42 in equal payments monthly for duration of the five-year contract, beginning August 1, 2022 and ending July 31, 2027.
2. A mutual option to renew the lease for (5) five additional years will be included in the renewal lease.

Sincerely,

A handwritten signature in cursive script that reads "Josephine Amore".

Josephine Amore

Pizzeria Sapienza