



International Professional Wrestling Hall of Fame
PO Box 598
Catskill, New York 12414

December 28, 2021

Bob Belber
General Manager, ASM Global
Times Union Center
51 Pearl Street
Albany, New York 12207

Dear Mr. Belber:

It is the intent of the International Professional Wrestling Hall of Fame (IPWHF) to enter into a five year lease with Albany County to occupy the office space formerly used by the ECAC Hockey League on the mezzanine level in the Atrium at the MVP Arena (formerly the Times Union Center).

The terms for rent and utilities to be included in the lease are agreed to as follows:

- Year 1 Monthly Rent - \$0 * The IPWHF agrees to provide "in-kind" community education services by being open for attendees of events to enable them to see IPWHF memorabilia and historic artifacts
- Year 2 Monthly Rent - \$0 * The IPWHF agrees to provide "in-kind" community education services by being open for attendees of events to enable them to see IPWHF memorabilia and historic artifacts
- Year 3 Monthly Rent - \$500
- Year 4 Monthly Rent - \$500
- Year 5 Monthly Rent - \$500
- The IPWHF will pay \$200 per month for the duration of lease to cover utilities which will remain on the arena's account with National Grid

In addition to the terms for rent and utilities, it is understood that the IPWHF must provide insurance to cover general liability, worker compensation insurance, and vehicle insurance for any staff members who park in the surface parking lot or garage. Albany County and the MVP Arena will act in good faith to promote the IPWHF and will ensure easy access for individuals to attend the museum and its related events.

The International Professional Wrestling Hall of Fame, a not-for-profit education corporation chartered by the New York State Education Department in December 2019, was formed to preserve and honor the history of professional wrestling from around the world. The MVP Arena, since it first opened as the Knickerbocker Arena in 1990, has become an integral part of the history of professional wrestling. I feel that the IPWHF can enhance the Atrium at the MVP Arena, and we look forward to a collaborative relationship with you, your staff, and all related personnel.



Thank you in advance for any assistance you provide in helping the IPWHF to secure a five year lease for the space at the MVP Arena. Feel free to contact me if you wish to discuss this letter of intent or any related issue further by email at: sethturner1@msn.com or by phone at: 845-417-8614.

Sincerely,

A handwritten signature in blue ink, appearing to read "Seth M. Turner", with a long horizontal flourish extending to the right.

Seth M. Turner
President