




AN  MANAGED FACILITY

51 South Pearl Street Albany, New York 12207 (518) 487-2000 FAX (518) 487-2020

LETTER OF INTENT  
BY  
ALL STAR WINE AND SPIRITS  
FOR  
CORPORATE SUITE #17

The above named party or parties recognize that corporate support is vital to the continued success of the Albany County Civic Center a.k.a. the TIMES UNION CENTER (hereafter the "TIMES UNION CENTER") and evidencing our support of this facility by this *Letter of Intent*.

This *Letter of Intent* demonstrates our intention to lease one of the TIMES UNION CENTER Private Corporate Suites, namely Suite 17 (hereafter the Suite). The cost to twelve seats in one of these suites will be THIRTY EIGHT THOUSAND TWO HUNDRED FIFTY DOLLARS (\$38,250.00) per contract year for a three (3) year term. The parties will endeavor to negotiate mutually acceptable lease terms within ninety (90) days of signing the letter of intent.

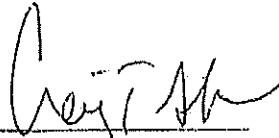
The SUITE will be furnished and consist of sixteen (16) seats. The basic amenities typically included in a SUITE are appended and made part of the *Letter of Intent*. Twelve (12) passes will be provided at no charge for all Siena Saints men's basketball home games. Twelve (12) passes will also be provided for every ticketed event at the TIMES UNION CENTER in each contract year with the exception of the NCAA events. Suite tickets for NCAA championship events can be purchased by the Suite holder.

Furthermore, each SUITE holder will be entitled to purchase up to sixteen (12) additional tickets for all ticketed events. These tickets shall be in preferred locations outside of the SUITE. Certain events may be restricted to eight (8) additional "outside" seats.

To further solidify this *Letter of Intent*, a non-refundable deposit of \$2,250.00 (TWO THOUSAND TWO HUNDRED FIFTY DOLLARS) for the SUITE has been made upon the signing of this document. This deposit represents the first payment as indicated in the lease agreement.

Letter of Intent  
All Star Wine and Spirits  
Suite #17  
Page 2

Dated: 1/8/20

  
\_\_\_\_\_  
Craig Allen  
All Star Wine and Spirits

16710

**NORTHEAST WINE DEVELOPMENT, LLC**

DBA ALLSTAR WINE & SPIRITS  
579 TROY-SCHENECTADY RD.  
LATHAM FARMS  
LATHAM, NY 12110



50-557/213



1/22/2020

PAY TO THE  
ORDER OF Times Union Center

\$ \*\*2,500.00

Two Thousand Five Hundred and 00/100\*\*\*\*\*

DOLLARS

Times Union Center  
51 South Pearl Street  
Albany, NY 12207



*Craig T. Smith*  
AUTHORIZED SIGNATURE

MEMO

Deposit Suite

NORTHEAST WINE DEVELOPMENT, LLC

16710

Times Union Center

1/22/2020

2,500.00

NBT Bank - Checking Deposit Suite

2,500.00

Security features. Details on back.



AN **CSMC** MANAGED FACILITY

51 South Pearl Street Albany, New York 12207 (518) 487-2000 FAX (518) 487-2020

LETTER OF INTENT  
BY  
**SHELTER ENTERPRISES INC**  
FOR  
**CORPORATE SUITE #17**

The above named party or parties recognize that corporate support is vital to the continued success of the Albany County Civic Center a.k.a. the TIMES UNION CENTER (hereafter the "TIMES UNION CENTER") and evidencing our support of this facility by this *Letter of Intent*.

This *Letter of Intent* demonstrates our intention to lease one of the TIMES UNION CENTER Private Corporate Suites, namely Suite 17 (hereafter the Suite). The cost to lease one quarter of one of these suites will be TWELVE THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$12,750.00) per contract year for a three (3) year term. The parties will endeavor to negotiate mutually acceptable lease terms within ninety (90) days of signing the letter of intent.

The SUITE will be furnished and consist of sixteen (16) seats. The basic amenities typically included in a SUITE are appended and made part of the *Letter of Intent*. Four (4) passes will be provided at no charge for all Albany Empire and Siena men's home games. Four (4) passes will also be provided for every ticketed event at the TIMES UNION CENTER in each contract year with the exception of the NCAA championship events. Suite tickets for NCAA events can be purchased by the Suite holder.

Furthermore, each SUITE holder will be entitled to purchase up to four (4) additional tickets for all ticketed events. These tickets shall be in preferred locations outside of the SUITE. Certain events may be restricted to two (2) additional "outside" seats.

To further solidify this *Letter of Intent*, a non-refundable deposit of \$750.00 (SEVEN HUNDRED AND FIFTY DOLLARS) for the SUITE has been made upon the signing of this document. This deposit represents the first payment as indicated in the lease agreement.

Letter of Intent  
Shelter Enterprise Inc.  
Suite #17  
Page 2

Dated: 1/6/2020

A handwritten signature in dark ink, appearing to read "Dustin Pusatere", written over a horizontal line.

Dustin Pusatere  
Vice President  
Shelter Enterprises Inc.

SHELTER ENTERPRISES INC. COHOES, NEW YORK 12047

062993

DATE	INVOICE NO.	COMMENT	AMOUNT	DISCOUNT	NET AMOUNT
1/7/2020	2020-SUITE		750.00	0.00	750.00

Check: 062993

1/7/2020

TIMES UNION CENTER

TOTAL

750.00



SHELTER ENTERPRISES INC.  
8 SARATOGA STREET  
P.O. BOX 618  
COHOES, NEW YORK 12047  
(518) 237-4100

KEYBANK  
COHOES, NEW YORK 12047  
60-7044/2223

062993

062993

PAY \*SEVEN HUNDRED FIFTY AND XX / 100

DATE

CHECK AMOUNT

1/7/2020

\*\*\*\*\*750.00\*

TO THE  
ORDER  
OF

TIMES UNION CENTER  
51 SOUTH PEARL ST.  
ALBANY, NY 12207

PEPSIA0

AUTHORIZED SIGNATURE