

# MVP ARENA

Albany, New York

LETTER OF INTENT

BY

**CHICAGO TITLE**

**FOR CORPORATE SUITE #-25**

**This suite is shared with ...**

**COLUMBIA TITLE**

**MAURICE TESSIER**

**JAMES KLEINBAUM**

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 "MVP ARENA" (Previously known as the "TIMES UNION CENTER") and evidencing our support of this facility by this *Letter of Intent*. It is understood that the name of the arena was changed effective as of January 1, 2022.

This *Letter of Intent* demonstrates our intention to lease one of the MVP ARENA Private Corporate Suites, namely **Suite - #25** (hereafter the Suite). The cost to lease one of these suites will be FIFTY-ONE THOUSAND DOLLARS (\$51,000.00) per contract year for a three (3) year term. **CHICAGO** is required to pay (25%) of the annual lease payments that are owed. Therefore, **CHICAGO shall be responsible for paying \$12,750 annually for Suite # 25 within the new renewal agreement.** The parties will endeavor to negotiate mutually acceptable lease terms within ninety (90) days of signing the letter of intent.

Such terms will include all benefits provided to **CHICAGO** during the last lease of **Suite #25** and due to the fact that **CHICAGO** continued to pay the fees that are stipulated in the current lease during the "Closure Period", which is defined as the time period when the COVID19 pandemic caused the arena to close; and it could not present events. The "Closure Period" is April 1, 2020 through April 30, 2021. **CHICAGO** is owed a credit in the amount of **\$13,812.50**. The arena when it was known as the TU Center opened and started to present ticketed events in May of 2021. A credit in the amount of **\$13,812.50** is being provided to **CHICAGO** due to payments that were made when the arena was closed. **CHICAGO** did not have the use of their suite during the "Closure Period". The full amount of the credit will be applied towards the payments that otherwise would be payable in the first year of the next three-year renewal lease. See below for details:



LETTER OF INTENT

CHICAGO TITLE

SUITE # 25

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The annual suite fees for the next renewal lease term is in the amount of \$12,750. A credit in the amount of (\$13,812.50) is being applied towards the payments that will be owed in the 3-year agreement as follows:

ANNUAL PAYMENTS OWED IN RENEWAL LEASE

YEAR # 1	-	\$0
YEAR # 2	-	\$11,687.50
YEAR # 3	-	\$12,750

The amount that CHICAGO will owe in Year #1 - \$0, in Year #2 - \$11,687.50 and in Year #3 - \$12,750 for a total amount payable over the next three-year renewal lease in the amount of \$24,437.50.

The Renewal Term of this Agreement shall start on September 1, 2022 and will end on August 31, 2025.

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*. Sixteen (16) passes will be provided at no charge for all Albany Empire and Siena Saints men's basketball home games. Sixteen (16) passes will also be provided for every ticketed event at the MVP ARENA 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 (16) 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.

The normal requirement of a deposit in the amount of \$3,000 is hereby being waived due to the credit that is owed as described above.

Dated: 01/19/2022

CHICAGO TITLE

Signature: Michael J. Naegeli

Name: Michael J. Naegeli

Title: Asst VP & Branch MGR



# MVP ARENA

Albany, New York

LETTER OF INTENT

BY

**JAMES KLEINBAUM**

**FOR CORPORATE SUITE #25**

**This suite is shared with ...**

**COLUMBIA TITLE**

**CHICAGO TITLE**

**MAURICE TESSIER**

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 "MVP ARENA" (Previously known as the "TIMES UNION CENTER") and evidencing our support of this facility by this *Letter of Intent*. It is understood that the name of the arena was changed effective as of January 1, 2022.

This *Letter of Intent* demonstrates our intention to lease one of the MVP ARENA Private Corporate Suites, namely **Suite - #25** (hereafter the Suite). The cost to lease one of these suites will be FIFTY-ONE THOUSAND DOLLARS (\$51,000.00) per contract year for a three (3) year term. **KLEINBAUM** is required to pay (25%) of the annual lease payments that are owed. Therefore, **KLEINBAUM shall be responsible for paying \$12,750 annually for Suite # 25 within the new renewal agreement.** The parties will endeavor to negotiate mutually acceptable lease terms within ninety (90) days of signing the letter of intent.

Such terms will include all benefits provided to **KLEINBAUM** during the last lease of **Suite #25** and due to the fact that **KLEINBAUM** continued to pay the fees that are stipulated in the current lease during the "Closure Period", which is defined as the time period when the COVID19 pandemic caused the arena to close; and it could not present events. The "Closure Period" is **April 1, 2020 through April 30, 2021.** **KLEINBAUM** is owed a credit in the amount of **\$14,312.50.** The arena when it was known as the TU Center opened and started to present ticketed events in May of 2021. A credit in the amount of **\$14,312.50** is being provided to **KLEINBAUM** due to payments that were made when the arena was closed. **KLEINBAUM** did not have the use of their suite during the "Closure Period". The full amount of the credit will be applied towards the payments that otherwise would be payable in the first year of the next three-year renewal lease. See below for details:



LETTER OF INTENT

JAMES KLEINBAUM

SUITE # 25

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The annual suite fees for the next renewal lease term is in the amount of \$12,750. A credit in the amount of (\$14,312.50) is being applied towards the payments that will be owed in the 3-year agreement as follows:

ANNUAL PAYMENTS OWED IN RENEWAL LEASE

YEAR # 1	-	\$0
YEAR # 2	-	\$11,187.50
YEAR # 3	-	\$12,750

The amount that KLEINBAUM will owe in Year #1 - \$0, in Year #2 - \$11,187.50 and in Year #3 - \$12,750 for a total amount payable over the next three-year renewal lease in the amount of \$23,937.50.

The Renewal Term of this Agreement shall start on September 1, 2022 and will end on August 31, 2025.

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*. Sixteen (16) passes will be provided at no charge for all Albany Empire and Siena Saints men's basketball home games. Sixteen (16) passes will also be provided for every ticketed event at the MVP ARENA 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 (16) 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.

The normal requirement of a deposit in the amount of \$3,000 is hereby being waived due to the credit that is owed as described above.

Dated: 1/10/24

JAMES KLEINBAUM

Signature: \_\_\_\_\_

Name: James Kleinbaum, Attorney At Law P.C.

Title: Pres.



# MVP ARENA<sup>SM</sup>

Albany, New York

LETTER OF INTENT  
BY  
NORTHEASTERN INSURANCE AGENCY LLC  
FOR  
CORPORATE SUITE # 25

The above named party or parties recognizes that Corporate support is vital to the continued success of the Albany County Civic Center a.k.a. the MVP ARENA (hereafter the "MVP ARENA") and evidencing our support of this facility by this *Letter of Intent*.

This *Letter of Intent* demonstrates our intention to lease one half of the MVP ARENA Private Corporate Suite, namely Suite #25 (hereafter the Suite). The cost to lease one half of these suites will be TWENTY FIVE THOUSAND AND FIVE HUNDRED DOLLARS (\$25,500.00) 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*. Eight (8) passes will be provided at no charge for all Albany Empire arena football, Albany Firewolves Lacrosse, and Siena College Men's basketball home games. Eight (8) passes will also be provided for every ticketed event at the MVP ARENA in each contract year with the exception of the NCAA events. Suite tickets for NCAA events can be purchased by the Suite holder.


Furthermore, each SUITE holder will be entitled to purchase up to eight (8) additional tickets for all ticketed events. These tickets shall be in preferred locations outside of the SUITE. Certain events may be restricted to four (4) additional "outside" seats.

To further solidify this *Letter of Intent*, a non-refundable deposit of \$1,500.00 (ONE THOUSAND FIVE HUNDRED 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  
Northeastern Insurance Agency LLC  
Suite # 25  
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Dated: 7/8/22

  
\_\_\_\_\_  
Michael Venezia  
Principal  
Northeastern Insurance Agency LLC