

January 25, 2025

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

Dear Mr. Belber,

We hereby submit a letter of intent to lease 1,450 square feet of office space located on the second floor of 51 South Pearl Street, Albany, NY.

As consideration for this, we would provide compensation of \$19,575 per year (\$12 per square foot plus \$1.50 per square foot for common area maintenance), paid as follows:

1. \$1,631.25 in equal payments monthly for duration of three-year contract, beginning April 1, 2025.

We would like to have the option to sublet one of the small offices in the back space. The County will approve any sublet tenant, and we will remain liable for the rent payment.

The above is contingent on the following two items, both of which need to be installed before the lease is presented for signature.

1. A hot water heater that permits hot water in the bathroom to run at a temperature of at least 120 degrees for at least 2 minutes.
2. A buzzer system to allow access for visitors and guests to TFI, with visual capability, so that we can see from our TFI office who is buzzing at the entry door to the right of the box office doors.

Sincerely,

*Wendi Enright*

Wendi Enright, CEO  
Tech Forward, Inc.  
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(518) 533-8228