



ORANGE COUNTY – STATE OF NEW YORK  
ANN G. RABBITT, COUNTY CLERK  
255 MAIN STREET  
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

\*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 14660 / 1962  
INSTRUMENT #: 20190082389

Receipt#: 2728966  
Clerk: KP  
Rec Date: 11/25/2019 11:51:47 AM  
Doc Grp: D  
Descrip: MISC  
Num Pgs: 6  
Rec'd Frm: HARRIS BEACH PLLC

Party1: ORANGE COUNTY INDUSTRIAL DEV  
AGENCY  
Party2: MED PARC LLC  
Town: WALLKILL (TN)  
78-1-94.1

Recording:

Recording Fee	50.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00

Sub Total: 75.00

Transfer Tax	
Transfer Tax - State	0.00

Sub Total: 0.00

Total: 75.00

\*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
Transfer Tax #: 3648  
Transfer Tax  
Consideration: 0.00

Total: 0.00

Payment Type: Check \_\_\_  
Cash \_\_\_  
Charge \_\_\_  
No Fee \_\_\_

Comment: \_\_\_\_\_

Ann G. Rabbitt  
Orange County Clerk

Record and Return To:

HARRIS BEACH PLLC  
99 GARNSEY RD  
PITTSFORD NY 14534

Record and Return To:  
Lori A. Palmer  
Harris Beach PLLC  
99 Garnsey Road  
Pittsford, NY 14534

**TERMINATION OF LEASE AGREEMENT**  
(Company to Agency)

THIS TERMINATION OF LEASE is dated as of September 1, 2019, and is by and between **MED PARC LLC**, a limited liability company formed and validly existing under the laws of the State of New York with offices at P.O. Box 688, Montgomery, New York 12549 (the "Company") and **ORANGE COUNTY INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York with offices at Orange County Business Accelerator, 4 Crotty Lane, Suite 100, New Windsor, New York 12553 (the "Agency").

**RECITALS:**

WHEREAS, the Company and the Agency entered into a certain lease agreement, dated as of May 4, 2018 (the "Lease Agreement"), pursuant to which the Company, as lessor, leased to the Agency, as lessee, certain real property and improvements located at 20 Med Parc Road (formerly known as 599 East Main Street) in the Town of Wallkill, Orange County, New York [Tax Acct. No. 78-1-94.1] (the "Leased Premises"); and

WHEREAS, a memorandum of the Lease Agreement was recorded in the Office of the Orange County Clerk on July 6, 2018, in Book 14426 of Leases, at page 1181; and

WHEREAS, the Company has not complied with the Agency's Local Labor Policy under Section 1.2(h) of the Leaseback Agreement (defined below) and the Agency now desires to terminate the Lease Agreement; and

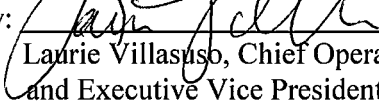
WHEREAS, in accordance with Section 2.5(e) of that certain Leaseback Agreement, dated as of May 4, 2018, by and between the Agency and the Company (the "Leaseback Agreement"), the Agency desires to terminate the Lease Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Agency and the Company agree that the Lease Agreement is TERMINATED as of the date first written above.

[Signature Page to Termination of Lease Agreement (Company to Agency)]

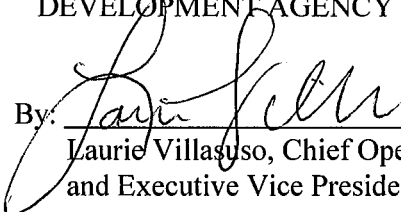
**COMPANY:**

MED PARC LLC

By:   
Laurie Villasuso, Chief Operating Officer  
and Executive Vice President

**AGENCY:**

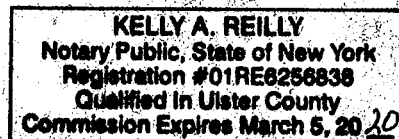
ORANGE COUNTY INDUSTRIAL  
DEVELOPMENT AGENCY

By:   
Laurie Villasuso, Chief Operating Officer  
and Executive Vice President

STATE OF NEW YORK     )  
COUNTY OF ORANGE    ) SS.:

On the 30<sup>th</sup> day of September in the year 2019, before me, the undersigned, personally appeared **Laurie Villasuso**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public



## AFFIDAVIT

STATE OF NEW YORK     )  
COUNTY OF MONROE    ) SS.:

Re: 20 Med Parc Road (f/k/a  
599 East Main Street)  
Town of Wallkill  
Orange County, NY  
SBL No.: 78-1-94.1

RUSSELL E. GAENZLE, being duly sworn deposes and says:

1. That I am counsel to the Orange County Industrial Development Agency (the "Agency"), a public benefit corporation of the State of New York having offices at 4 Crotty Lane, Suite 100, New Windsor, New York 12553; and

2. That the Agency has a leasehold interest in the real property (more particularly described in Schedule A attached hereto) known as 20 Med Parc Road (formerly known as 599 East Main Street), Town of Wallkill, Orange County, New York (the "Property"), pursuant to a certain lease agreement, dated as of May 4, 2018, by and between Med Parc LLC, as grantor (the "Company"), and the Agency, as grantee (the "Lease Agreement"), a memorandum of which Lease Agreement was recorded in the Orange County Clerk's Office on July 6, 2018, in Book 14426 of Leases, at page 1181; and

3. That the Agency acquired a leasehold in the Property from the Company for the purpose of entering into agreements with the Company whereby the Agency would be able to provide financial benefits to the Company for a certain project undertaken on the Property by the Company, as agent of the Agency (the "Project"); and

4. That the Agency leased its interest in the Property back to the Company pursuant to a certain leaseback agreement, dated as of May 4, 2018 between the Agency and the Company (the "Leaseback Agreement"), a memorandum of which Leaseback Agreement was recorded in the Orange County Clerk's Office on July 6, 2018, in Book 14426 of Leases, at page 1273.

5. That under Section 2.5(e) of the Leaseback Agreement, the Company irrevocably designated the Agency as its attorney-in-fact for the purpose of executing, delivering and recording any terminations of lease, together with any other documents therewith, and to take such other and further actions reasonably necessary to terminate the Agency's leasehold interest in the Project under Section 2.5(e) of the Leaseback Agreement; and

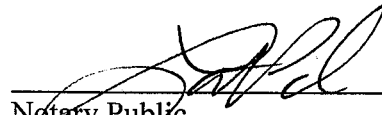
6. That in accordance with the terms and conditions of the Leaseback Agreement, the Agency wishes to terminate the Lease Agreement and Leaseback Agreement on its behalf and on behalf of the Company as the Company's designated attorney-in-fact; and

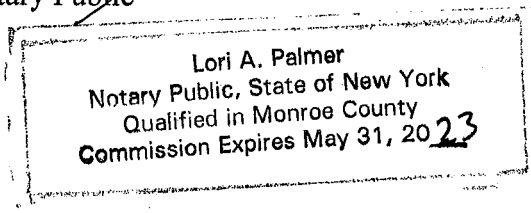
7. That with regard to the Property, the Agency, as the Company's designated attorney-in-fact, has executed a Termination of Lease Agreement and a Termination of Leaseback Agreement, each dated as of September 1, 2019; and

8. That the Termination of Lease Agreement and the Termination of Leaseback Agreement should be recorded in the Orange County Clerk's Office.

  
Russell E. Gaenzle

Subscribed and sworn to before me  
this 1<sup>st</sup> day of November, 2019.

  
Notary Public



## Schedule A

### Legal Description of Leased Premises

All that certain lot, piece or parcel of land, situate, lying and being in the Town of Wallkill, County of Orange and State of New York and being more accurately bounded and described as follows:

Beginning at a point marked by a concrete monument found at the intersection of the northeasterly sideline of East Main Street, also known as County Road 67, with the dividing line between the reputed lands of Columbia QC East Main, LLC (to the southeast) and the herein described parcel (to the northwest);

THENCE, from said point of beginning and along the said northeasterly sideline of East Main Street, North 45 degrees 57 minutes 02 seconds West a distance of 74.87 feet to a point;

THENCE, through the lands of MED PARC, LLC, the following (6) six courses and distances:

1. North 31 degrees 12 minutes 27 seconds East a distance of 253.29 feet to a point;
2. North 30 degrees 34 minutes 37 seconds East a distance of 108.44 feet to a point of curvature;
3. along a curve to the left, having a radius of 100.00 feet, an arc length of 62.14 feet as formulated by the central angle, 35 degrees 36 minutes 11 seconds, to a point of reverse curvature;
4. along a curve to the right, having a radius of 150.00 feet, an arc length of 91.45 feet as formulated by the central angle, 34 degrees 55 minutes 55 seconds, to a point of tangency;
5. North 29 degrees 54 minutes 21 seconds East a distance of 434.92 feet to a point;
6. South 60 degrees 05 minutes 39 seconds East a distance of 423.26 feet to a point at the intersection of the westerly sideline of United States Interstate 84;

THENCE, along the said westerly sideline of United States Interstate 84, South 29 degrees 57 minutes 39 seconds West a distance of 146.10 feet to a point marked by a granite monument found;

THENCE, along the same, South 30 degrees 34 minutes 39 seconds West a distance of 403.48 feet to point;

THENCE, along the reputed lands of Columbia QC East Main, LLC the following (3) three courses and distances;

1. North 60 degrees 05 minutes 33 seconds West a distance of 300.00 feet to a point;
2. South 30 degrees 34 minutes 37 seconds West a distance of 139.40 feet to a point;
3. South 31 degrees 12 minutes 27 West seconds a distance of 270.33 feet to the point or place of beginning;

Containing 5.949 acres of land more or less as surveyed by Engineering & Surveying Properties, PC, adopting New York State Plane Coordinate System NAD83, Zone 3101 for the basis of bearing as determined by GPS observations.