

Matrix Newburgh I, LLC
c/o Matrix Development Group
Forsgate Drive, CN4000
Cranbury, NJ 08512

June 6, 2019

Orange County Industrial Development Agency
4 Crotty Lane, Suite 100
New Windsor, NY 12553

Attn: Laurie Villasuso

Re: Request for Modification or Partial Termination of Lease, Leaseback, and Tax Agreement; Matrix Newburgh I LLC Project

Dear Ms. Villasuso:

As you will recall, Matrix Newburgh I, LLC "Matrix") is the owner of property located at 108 Route 17K in the Town of Newburgh, known as Section 95, Block 1, Lot 79 (parcel formerly known as Tax Map Nos.: 95-1-69.25 & 95-1-3.12) and a party to a certain Lease, Leaseback, and Tax Agreement dated as of June 1, 2016, with the Orange County Industrial Development Agency with respect to such property (the "Project").

Matrix has determined to excise a 2.94 acre portion of the Project land that is unnecessary for the Project purposes, and convey that excised portion to an adjacent property owner. The adjacent owner is A. Duie Pyle, Inc., which is intending to expand their existing facility. A legal description of the property to be excised (the "Removed Property") is attached.

Also attached is a legal description of the remaining partial that would continue to be subject to Lease, Leaseback, and Tax Agreement and a copy of the pending sub-division plan.

Please accept this letter as a formal request to the Orange County Industrial Development Agency for authorization and approval of the amendment of such Project documents as are necessary to effect the removal of the Removed Property from the scope of the Project.

Sincerely,

Donald Epstein

Enc.
cc. Jonathan Nye