

APPROVED JANUARY 12, 2020 ANNUAL SHAREHOLDER MEETING

The following changes are now amended to the proprietary lease:

Payment of rent

12. The Lessee will pay the rent (maintenance), including additional rent to the Lessor upon the terms, at the times and in the manner herein provided, without any deduction on account of any set-off or claim which the Lessee may have against the Lessor. If the Lessee shall fail to pay any installment of rent (maintenance), including additional rent, or any other sum due hereunder, when due, the Lessee shall be subject to a Late Charge (as defined herein). If the Lessee shall fail to pay any installment of rent (maintenance), including additional rent, or any other sum due hereunder, within one month from the time when the same becomes due, the Lessee shall pay in addition to the Late Charge, interest on such unpaid amounts at the rate to be determined by the Directors, not to exceed the highest rate permitted by law, from the date when such installment shall have become due to the date of the payment thereof. Such Late Charge and interest shall be deemed and payable as additional rent hereunder. The Directors may apply any payments made by the Lessee regardless of how denominated, to such of the obligations of the Lessee hereunder as the Board shall, in its sole discretion, determine.

In addition to the payment of interest set forth herein, the Lessor shall have the right to impose a charge for late payment (hereafter and sometimes to be known as a "Late Charge") in such amount as the Lessor may, from time to time, deem appropriate, for each month that any payment due to the Lessor has not been paid when due, and such charge will be considered additional rent hereunder. As used in this Lease "rent" includes all "additional rent" chargeable under this lease.