

CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY

AND

DP49, LLC

WITH ACKNOWLEDGMENT AND GUARANTY BY

DIAMOND PROPERTIES, LLC

PAYMENT IN LIEU OF TAX AGREEMENT

Dated as of October 31, 2014

Tax Map Numbers:

[32.19-1-2]

Affected Tax Jurisdictions:

**City of Peekskill
Peekskill City School District
County of Westchester**

PAYMENT IN LIEU OF TAX AGREEMENT

THIS PAYMENT IN LIEU OF TAX AGREEMENT (the "Agreement"), dated as of the 31st day of October 2014, by and between the **CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY**, a public benefit corporation duly existing under the laws of the State of New York with offices located at 840 Main Street, Peekskill, New York 10566 (the "Agency") and **DP49, LLC**, a New York limited liability company having offices at 333 North Bedford Road, Mount Kisco, New York 10549 (the "Company"), with acknowledgment and guaranty of **DIAMOND PROPERTIES, LLC**, a New York limited liability company having offices at 333 North Bedford Road, Mount Kisco, New York 10549.

WITNESSETH:

WHEREAS, the Agency was created by Chapter 83 of the Laws of 1982 of the State of New York pursuant to Title I of Article 18-A of the General Municipal Law of the State of New York (collectively, the "Act") as a body corporate and politic and as a public benefit corporation of the State of New York; and

WHEREAS, the Agency and Company have entered into a certain Amended and Restated Lease Agreement, dated as of the date hereof (the "Lease Agreement"), wherein the Agency has leased to the Company those certain parcels of realty (the "Premises", as more particularly described herein) located within the City of Peekskill (the "City") and more particularly described as (i) that certain approximately 6.41 acre waterfront parcel of real estate identified as TMID No. 32.19-1-2, including all upland realty (the "Upland Parcel"), including buildings and improvements located thereon including a certain 20,000 sf restaurant building commonly referred to as the "Gin Building", a certain multipurpose warehouse and commercial building, along with certain boat and vehicle storage and maintenance buildings and improvements, parking, curbage and other improvements (collectively, the "Upland Improvements"), such Premises including that certain underwater realty (the "Water Parcel"), including all marina and waterfront docking and cribbage improvements located thereon (the "Marina Improvements", and collectively herein with the Upland Improvements, the "Existing Improvements"); and

WHEREAS, in furtherance of the foregoing, the Company has submitted an application (the "Application") to the Agency wherein it has requested the Agency's assistance with a certain project (the "Project") that will include (i) the execution and delivery of the Lease Agreement whereby the Company will be granted a leasehold interest in the Facility; (ii) the planning, design, construction, operation and maintenance of (a) certain improvements to the Existing Improvements to provide for a multi-tenanted commercial and retail facility and marina complex (the "Improvements"), including, but not limited to (A) internal building improvements and site improvements associated with the Upland Improvements for purposes of the Company's leasing of same to multiple subtenants pursuant to the Amended Lease, and (A) certain improvements to the Marina Improvements, including subsurface piling, expanded docking improvements, and general improvements and repairs to existing docks for operation and maintenance by the Company as a marina facility open to the general public; and (iii) the

acquisition and installation in and around the Existing Improvements and the Improvements of certain machinery, equipment and other items of tangible personal property (the "Equipment", and collectively with the Existing Improvements and Improvements, the "2014 Facility"); and

WHEREAS, the Agency has appointed the Company as agent to undertake the Project and 2014 Facility pursuant to a certain Agent and Financial Assistance Agreement, dated as of the date hereof (the "Agent Agreement"); and

WHEREAS, pursuant to Section 874(1) of the Act, the Agency is exempt from the payment of taxes imposed upon real property and improvements owned by it, other than special ad valorem levies, special assessments and service charges against real property which are or may be imposed for special improvements or special district improvements; and

WHEREAS, as a requirement of the Lease Agreement and Agent Agreement, and in order to induce the Company to rehabilitate and re-equip the 2014 Facility, the Agency and Company desire to enter into this Agreement to memorialize the Company's obligations to make payments in lieu of taxes for the benefit of the City of Peekskill, New York ("City"), the Peekskill City School District (the "School"), and the County of Westchester (the "County", and collectively with the City and School, the "Affected Tax Jurisdictions").

NOW, THEREFORE, in consideration of the covenants herein contained, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

Section I - Payment in lieu of Ad Valorem Taxes:

1.1 A. Amendment and Restatement of Lease Agreement; Prior Exemption Continued. Prior to the date hereof, the Premises, including the Existing Improvements, have been owned by the Agency and therefore exempt from real property taxes pursuant to Section 874 of the Act and Section 412-a of the New York State Real Property Tax Law ("RPTL"). The Agency has leased the Premises over time to certain tenants pursuant to (i) that certain Lease Agreement, dated as of February 13, 1987, as amended by that certain Lease Modification Agreement, dated as of December 27, 2000 (and collectively herein, the "Upland Lease"), and (ii) that certain Lease Agreement, originally dated as of December 7, 1988, as modified by Lease Modification Agreement dated as of December 22, 1989, as further modified by that certain letter agreement, dated as of October 20, 1994, and as modified by that certain Lease Modification Agreement dated as of December 27, 2000 (herein, the "Water Lease"). Pursuant to the Lease Agreement, the Upland Lease and Water Lease have been merged and the Agency shall continue to be the fee owner of the Facility, as defined herein, during the Term of the Lease Agreement.

Pursuant to 874 of the Act and RPTL Section 412-a, and relevant opinions issued by the New York State Office of Real Property Tax Services, the Agency's retained interest in the Land and Facility shall have the effect of continuing and maintaining the exempt status (Section Roll 8) of the Land and Existing Improvements.

B. Subject to the completion and filing by the taxable status date (May 1, 2014) (the "Taxable Status Date") of New York State Form RP-412-a Application For Real Property Tax Exemption (the "Exemption Application") under RPTL Section 412-a and Section 874 of the Act and the approval of the Exemption Application by the appropriate assessors or Board of Assessment Review, the Land, Existing Improvements and the Facility shall be exempt from Real Estate Taxes commencing as of the date hereof, such exemption to include the current tax years and prospectively, the 2014 City and County tax years and the 2014-15 School tax year through the termination date, as defined herein. For purposes of the foregoing, "Real Estate Taxes" means all general levy real estate taxes levied against the Land and Facility by the City, County and School District. The Company shall provide to the Agency with the information necessary for the completion and filing of the Exemption Application and shall provide such additional information and take such actions as are required by the appropriate assessors or Board of Assessment Review to process and approve the Exemption Application.

C. Payee/Total PILOT Payments. (i) Payee. As long as the Facility is leased by the Agency to the Company, the Company agrees to pay to the Agency Attn: Executive Director, 840 Main Street, Peekskill, New York 10566, as a payment in lieu of taxes, on or before March 15 of each calendar year commencing on March 15, 2015 (the "Payment Date"), an amount equal to the Total PILOT Payment (as hereinafter defined). The Company hereby agrees to make all such Total PILOT Payments on or before each Payment Date without further notice or invoice from the Agency or the Affected Tax Jurisdictions.

(ii) Total PILOT Payment. For purposes of this Agreement, each "Total PILOT Payment" shall be an amount equal to the corresponding amount set forth within Schedule A, 'Total PILOT Payment Schedule', attached hereto.

(iii) Public Purpose. The parties agree and acknowledge that payments made hereunder are to obtain revenues for public purposes, and to provide a revenue source that the Affected Tax Jurisdictions would otherwise lose because the subject parcels are not on the tax rolls.

1.2 Valuation of Future Additions to the Facility: If there shall be a future addition to the Facility constructed or added in any manner after the date of this Agreement, including any internal or external improvements to the Facility, the Company shall notify the Agency of such future addition ("Future Addition"). A "Future Addition" shall not mean or include the initial rehabilitation, re-equipping, refurbishment and reconstruction of or subsequent maintenance or improvements to the condition of the Existing Improvements, as defined herein and contemplated and regulated within the Lease Agreement (collectively, the "Project"). A Future Addition shall include the construction of additional square footage to the Existing Improvements and/or the construction of new building structures within the Facility. The notice to the Agency shall contain a copy of the application for a building permit, plans and specifications, and any other relevant evidence that the Agency may thereafter request. Upon the earlier of substantial completion, or the issuance of a certificate of occupancy for any such Future Addition to the Facility, the Company shall become liable for payment of an increase in the Total PILOT Payment. It is expressly agreed by the parties hereto that any such Future Addition, except as provided within the preceding sentence, shall be subject to an additional

PILOT Payment (the “Additional PILOT Payment”) in an amount equal to that which would be paid if the Future Addition were owned by the Company and subject to full taxation. In any PILOT year in which an Additional PILOT Payment is due in connection with a Future Addition pursuant to this Section 1.2 of this PILOT Agreement, the Company shall pay that amount in addition to the Total PILOT Payment, the collective amounts to be the Adjusted Total PILOT Payment. The Agency shall notify the Company of any proposed Additional PILOT Payment related to such Future Addition. If the Company shall disagree with the determination of assessed value for any Future Additions made by the Agency, then and in that event that valuation shall be fixed by a court of competent jurisdiction. Notwithstanding any disagreement between the Company and the Agency, the Company shall pay the Additional Total PILOT payment until a different Additional Total PILOT Payment shall be established. If a lesser Adjusted Total Annual Payment is determined in any proceeding or by subsequent agreement of the parties, the Adjusted Total PILOT Payment shall be re-computed and any excess payment shall be refunded to the Company or, in the Agency’s sole discretion, such excess payment shall be applied as a credit against the next succeeding Adjusted Total PILOT Payment(s).

1.3 Period of Benefits. This Agreement shall be co-terminus with the Lease Agreement and automatically terminate therewith. The tax benefits provided for herein should be deemed to include (i) the remaining portions of current tax years, including the 2014 City and County tax years and 2014-2015 School tax year, and prospectively, (ii) the 2015 City and County calendar tax years through potentially (and subject to extensions under the Lease Agreement) February 12, 2063 (portion 2063 City calendar tax year) and (ii) the 2015-2016 School tax year through potentially (and subject to extensions under the Lease Agreement) February 12, 2063 (portion 2062-2063 School calendar tax year). This PILOT Agreement shall expire on February 12, 2063, unless previously terminated by the Agency or Company in accordance with the terms of the Lease Agreement. In no event shall the Company be entitled to receive tax benefits relative to the Facility for more than the periods provided for herein, unless the period is extended by amendment to this Agreement executed by both parties after any applicable public hearings. The Company agrees that it will not seek any tax exemption for the Facility which could provide benefits for more than the periods provided for herein and specifically agrees that the exemptions provided for herein, to the extent actually received (based on the number of lease years elapsed), supersede and are in substitution of the exemptions provided by Section 485-b of the New York Real Property Tax Law (“RPTL”). It is hereby agreed and understood that the Affected Tax Jurisdictions can rely upon and enforce the above waiver to the same extent as if they were signatories hereto.

1.4 Allocation. The Agency shall remit to the Affected Tax Jurisdictions amounts received hereunder within thirty (30) days of receipt of said payment and shall allocate said payments among the Affected Tax Jurisdictions in such proportion as required pursuant to Section 858(15) of the Act.

Section II - Special District Charges, Special Assessments and Other Charges.

2.1 Special district charges, special assessments, and special ad valorem levies (specifically including but not limited to fire district charges, waste district, pure water charges, and sewer charges, collectively herein, “Special District Charges”) are to be paid in full by the

Company in accordance with the Lease Agreement and normal billing practices, subject to any applicable exemptions afforded according to the laws of the State, County or City, as may be amended from time to time.

Section III – Termination of PILOT Agreement or Lease Agreement.

3.1 In the event that the Lease Agreement is terminated, and the Agency has not entered into a replacement Lease Agreement and/or PILOT Agreement, and the Agency remains the fee owner of the Facility, the Facility shall remain classified as fully tax exempt as of the date of termination of the Lease Agreement and/or PILOT Agreement. The Company shall be responsible for payment of all accrued PILOT Payments and Special District Charges through and including the date of any termination.

Section IV - Assessment Challenges.

4.1 The Company shall have all of the rights and remedies of a taxpayer as if and to the same extent as if the Company were the owner of the Facility, with respect to any proposed assessment or change in assessment with respect to the Facility by any of the Affected Tax Jurisdictions and likewise shall be entitled to protest before and be heard by the appropriate assessors or Board of Assessment Review, and shall be entitled to take any and all appropriate appeals or initiate any proceedings to review the validity or amount of any assessment of the Facility.

4.2 Notwithstanding the foregoing, the Company's rights pursuant to Section 4.1, above, shall be limited to challenging the assessed value of the Facility as same dictates (i) the imposition of Special District Charges payable by the Company pursuant to Section II, hereof, and (ii) the assessed valuation attributable to "Added Value", as defined within Schedule A, hereto. The Company's right to challenge the assessed value of the Facility shall not impact, change, or otherwise alter the "Base Payment" as defined within Schedule A, hereto, which shall not be subject to challenge or revision during the term of this Agreement.

4.3 Where appropriate pursuant to the provisions of this Section IV, the Company shall (i) cause the appropriate real estate tax assessment office and tax levy officers to assess the Facility and apply tax rates to the respective assessments as if the Facility were owned by the Company, (ii) file any accounts or tax returns required by the appropriate real estate tax assessment office and tax levy officers.

Section V - Changes in Law.

5.1 To the extent the Facility is declared to be subject to taxation or assessment by an amendment to the Act, other legislative change, or by final judgment of a Court of competent jurisdiction, the obligations of the Company hereunder shall, to such extent, be null and void and to the extent that the Lease Agreement remains in full force and effect, the Company shall pay all Real Estate Taxes associated with the Facility.

Section VI - Events of Default.

6.1 The following shall constitute "Events of Default" hereunder. The failure by the Company (or any authorized assignee hereunder) to: (i) make the payments described in Section I within thirty (30) days of the Payment Date and receipt from the Agency or any Affected Tax Jurisdiction of written demand therefor (the "Delinquency Date"); (ii) make any other payments described herein on or before the last day of any applicable cure period within which said payment can be made without penalty; (iii) the occurrence and continuance of any events of default under the Lease Agreement, after the expiration of any applicable notice or cure periods. Upon the occurrence of any Event of Default hereunder, in addition to any other right or remedy the Agency and/or the Affected Tax Jurisdictions may have at law or in equity, the Agency and/or Affected Tax Jurisdictions may, immediately and without further notice to the Company (but with notice to the Agency with respect to actions maintained by the Affected Tax Jurisdictions) pursue any action in the courts to enforce payment or to otherwise recover directly from the Company any amounts so in default. The Agency and the Company hereby acknowledge the right of the Affected Tax Jurisdictions to recover directly from the Company any amounts so in default pursuant to Section 874(6) of the General Municipal Law and the Company shall immediately notify the Agency of any action brought, or other measure taken, by any Affected Tax Jurisdiction to recover any such amount.

6.2 If payments pursuant to Section I herein are not made by the Delinquency Dates, or if any other payment required to be made hereunder is not made by the last day of any applicable cure period within which said payment can be made without penalty, the Company shall pay penalties and interest as follows. With respect to payments to be made pursuant to Section I herein, if said payment is not received by the Delinquency Date as defined in Section 6.1 herein, the Company shall pay, in addition to said payment, (i) a late payment penalty equal to five percent (5%) of the amount due and (ii) for each month, or any part thereof, that any such payment is delinquent beyond the first month, interest on the total amount due plus the late payment penalty, in an amount equal to one percent (1%) per month. With respect to all other payments due hereunder, if said payment is not paid within any applicable cure period, Company shall pay, in addition to said payment, the greater of the applicable penalties and interest or penalties and interest which would have been incurred had payments made hereunder been tax payments to the Affected Tax Jurisdictions.

Section VII - Assignment.

7.1 No portion of any interest in this Agreement may be assigned by the Company, nor shall any person other than the Company be entitled to succeed to or otherwise obtain any benefits of the Company hereunder without the prior written consent of the Agency, which shall not be unreasonably withheld or delayed.

Section VIII - Miscellaneous.

8.1 This Agreement may be executed in any number of counterparts each of which shall be deemed an original but which together shall constitute a single instrument.

8.2 All notices, claims and other communications hereunder shall be in writing and

shall be deemed to be duly given if personally delivered or mailed first class, postage prepaid, as follows:

To the Agency:

City of Peekskill Industrial
Development Agency
840 Main Street
Peekskill, New York 10566
Attn: Executive Director

To Agency Counsel:

Harris Beach PLLC
677 Broadway, Suite 1101
Albany, New York 12207
Attn: Justin S. Miller, Esq.

To the Company:

DP49, LLC
333 North Bedford Road
Mount Kisco, New York 10549
Attn: James Diamond

To Company Counsel:

Dorf & Nelson
The International Corporate Center
555 Theodore Fremd Avenue
Rye, New York 10580
Attn: Laura Alcott, Esq.

or at such other address as any party may from time to time furnish to the other party by notice given in accordance with the provisions of this Section. All notices shall be deemed given when mailed or personally delivered in the manner provided in this Section.

8.3 This Agreement shall be governed by, and all matters in connection herewith shall be construed and enforced in accordance with, the laws of the State of New York applicable to agreements executed and to be wholly performed therein and the parties hereto hereby agree to submit to the personal jurisdiction of the federal or state courts located in the City of Peekskill, Westchester County, New York.

8.4 Notwithstanding any other term or condition contained herein, all obligations of the Agency hereunder shall constitute a special obligation payable solely from the revenues and other monies, if any, derived from the Facility and paid to the Agency by the Company. Neither member of the Agency nor any person executing this Agreement on its behalf shall be liable personally under this Agreement. No recourse shall be had for the payment of the principal or

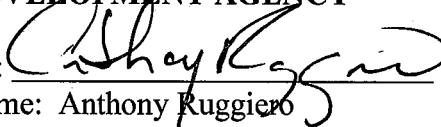
interest on amounts due hereunder or for any claim based upon or in respect of any modification of or supplement hereto against any past, present or future member, officer, agent, servant, or employee, as such, of the Agency, or of any successor or political subdivision, either directly or through the Agency or any such successor, all such liability of such members, officer, agents, servants and employees being, to the extent permitted by law, expressly waived and released by the acceptance hereof and as part of the consideration for the execution of this Agreement.

8.5 Notwithstanding anything contained herein to the contrary, the Agency, at its sole discretion and on a case-by-case basis, may determine, (but shall not be required to do so) with respect to a particular project, that a project has failed to meet its intended goals and to require the project applicant to agree to the recapture by the Agency of the value of any or all exemptions from taxation granted with respect to the project by virtue of the Agency's involvement. Events that the Agency may determine will trigger recapture may include, but not limited to (i) closure of Facility; (ii) an uncured Event of Default under the Lease Agreement; (iii) Significant change in use in Facility without Agency consent; or (iv) Material noncompliance with or breach of terms of the Lease Agreement or of zoning or land use laws or regulations or federal, state or local environmental laws or regulations. If the Agency determines to provide for the recapture with respect to a particular project, the Agency also shall, in its sole discretion and on a case-by-case basis, determine the timing and percentage of recapture. The Agency shall notify the Company in writing within thirty (30) days of any such Event of Default of its intent to recapture PILOT Benefits (or any portion thereof).

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

**CITY OF PEEKSKILL INDUSTRIAL
DEVELOPMENT AGENCY**

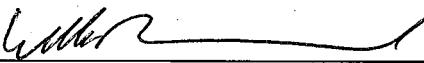
By: 

Name: Anthony Ruggiero

Title: Executive Director

DP 49 LLC]

BY: DIAMOND PROPERTIES, LLC, Sole Member

By: 

Name: William E. Diamond

Title: Co-Manager

WITH ACKNOWLEDGMENT BY:

DIAMOND PROPERTIES, LLC, Sole Member

By: 

Name: William E. Diamond

Title: Co-Manager

PERFORMANCE GUARANTY

For good and valuable consideration, **DIAMOND PROPERTIES, LLC**, a New York limited liability company having offices at 333 North Bedford Road, Mount Kisco, New York 10549 (the "Guarantor"), hereby irrevocably, absolutely and unconditionally guarantees to the Agency and its assigns the full and prompt payment of all indebtedness, liabilities and obligations of the Company hereunder including, without limitation, the payment of the principal amount of the respective obligations and all interest, fees, costs and expenses. The within guarantees are independent of and in addition to any other guaranty, endorsement, collateral, remedy, statutory right or other agreement held by the City of Peekskill Industrial Development Agency or its assigns and are a guaranty of payment and performance, not of collection.

Dated: As of October 31, 2014

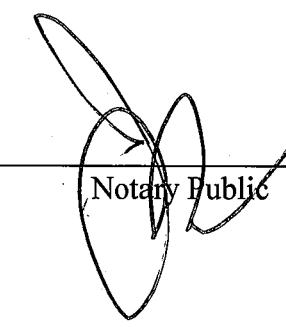
DIAMOND PROPERTIES, LLC

By: 
Name: William E. Diamond
Title: Co-Manager

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On the 31st day of October in the year 2014, before me, the undersigned, personally appeared **WILLIAM E. DIAMOND** 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 he executed the same in his capacity, and that by his signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument..

JUSTIN S. MILLER
Notary Public, State of New York
No. 02MI6020242
Qualified in Albany County
Commission Expires June 8, 2015


Notary Public

SCHEDEULE A

**TO PILOT AGREEMENT DATED AS OF OCTOBER 31, 2014,
CITY OF PEEKSKILL INDUSTRIAL DEVELOPMENT AGENCY
DP49, LLC PROJECT**

“Total PILOT Payment” shall be calculated as follows:

For the term of this PILOT Agreement, the Company shall make a minimum, base PILOT Payment in the amounts set forth within Schedule A-1, hereto (the “Base Payment”). Beginning in PILOT Year 12, the Company shall pay an additional amount of PILOT Payment (the “Additional PILOT Payment”) based upon the Full Market Value (as may be equalized, and hereafter, the “Total Taxable Valuation”) of the Facility as of the taxable status date immediately prior to PILOT Year 12. For PILOT Years 12 through 16, the Additional PILOT Payment shall be calculated using the Total Taxable Valuation of the Facility, multiplied by current combined tax rates (the “Tax Rate”), subject to an abatement factor of 50% (the “Abatement Factor”). For PILOT Years 17 through 49, the Additional PILOT Payment will not be subject to any Abatement Factor. The difference between the Base Payment and Additional PILOT Payment shall be referred to herein as the “Added Value”, which shall be determined by the Assessor of the City based upon Future Additions (as defined within Section 1.2 herein). The Total Taxable Valuation as established by the Assessor of the City as of the taxable status date prior to PILOT Year 12, shall be frozen during the Term of this Agreement, subject to additional Future Additions as defined within Section 1.2 herein.

Once the Total Taxable Valuation is established using the Abatement Factor, if any, the Additional PILOT Payment shall be determined by multiplying the Total Taxable Valuation by the Tax Rate, less the Base PILOT Payment payable in accordance with Schedule A-1, hereto

Additional PILOT Payment = (Total Taxable Valuation x Abatement Factor x Tax Rate), less Base Payment

For purposes of PILOT Years 12-49, the Company shall in all events pay the greater of the Base Payment or the Base Payment plus Additional PILOT Payment. The Company shall in all events pay no less than the Base Payment in any given PILOT Year.

SCHEDULE A-1
BASE PILOT PAYMENTS

Calendar Year	PILOT Year	Base PILOT Payment	Calendar Year	PILOT Year	Base PILOT Payment
Initial Lease Term					
2014*	1	95,000			
2015	2	95,000			
2016	3	95,000			
2017	4	95,000			
2018	5	95,000			
2019	6	99,750			
2020	7	99,750			
2021	8	99,750			
2022	9	99,750			
2023	10	99,750			
2024	11	104,737.50			
First Lease Extension Option	PILOT Year	Base PILOT Payment	Second Lease Extension Option	PILOT Year	Base PILOT Payment
2025	12	104,737.50	2044	31	146,375.89
2026	13	104,737.50	2045	32	146,375.89
2027	14	104,737.50	2046	33	146,375.89
2028	15	104,737.50	2047	34	146,375.89
2029	16	109,974.38	2048	35	146,375.89
2030	17	109,974.38	2049	36	161,013.48
2031	18	109,974.38	2050	37	161,013.48
2032	19	109,974.38	2051	38	161,013.48
2033	20	109,974.38	2052	39	161,013.48
2034	21	120,971.81	2053	40	161,013.48
2035	22	120,971.81	2054	41	177,114.83
2036	23	120,971.81	2055	42	177,114.83
2037	24	120,971.81	2056	43	177,114.83
2038	25	120,971.81	2057	44	177,114.83
2039	26	133,068.99	2058	45	177,114.83
2040	27	133,068.99	2059	46	194,826.31
2041	28	133,068.99	2060	47	194,826.31
2042	29	133,068.99	2061	48	194,826.31
2043	30	133,068.99	2062	49	194,826.31

* pro-rated payment to be paid as of the date hereof