

CONTRACT OF SALE VACANT LAND

This AGREEMENT ("Agreement" or "Contract") made the 2nd day of May, 2019 between Highland at Beacon, LLC, a domestic limited liability company with offices at 2647 Church Street, Pine Plains, New York 12567 (hereinafter referred to as "Seller") and YK Group LLC, or its assigns, having an address at 500 River Avenue, Lakewood, New Jersey 08701, (hereinafter referred to as "Purchaser" or "Buyer").

WITNESSETH:

IT IS HEREBY AGREED THAT Seller shall sell, and Purchaser shall purchase the within described premises on the following terms and conditions:

1. Real Property:

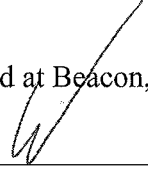
1.1 Upon and subject to the terms and conditions herein contained, Seller agrees to sell and convey to Purchaser, and Purchaser agrees to purchase from Seller, all that certain parcel of land located in the City of Beacon, County of Dutchess and State of New York consisting of approximately 8.5 acres located on 100 Conklin Avenue and bearing Tax Grid No. 130200-6056-60-3331123-0000. The Property includes (i) all tenements, hereditaments, appurtenances, easements, covenants, permits, approvals, escrows and other rights arising from or appertaining to the land; (ii) all structures, fixtures, systems, improvements, topsoil, trees, shrubbery and landscaping situated on, in or under or used in connection with the land; (iii) all agreements that are in force and effect and benefit the Property.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

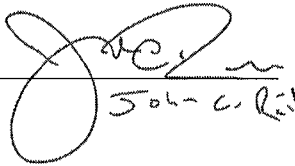
ATTEST:

By: _____

Highland at Beacon, LLC, *Seller*

By: 
Mordechai Ziv is managing member


WITNESS:


Yosef Kahn

YK Group LLC, *Buyer*

By: _____
Yosef Kahn, Manager

As to Paragraph 4.6 personally:


Mordechai Ziv, Individually

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

ATTEST:

By: _____

Highland at Beacon, LLC, Seller

By: [Signature]
Moshé Ziv M. Managing Member

WITNESS:

[Signature]
Sole C. Reps

YK Group LLC, Buyer

By: [Signature]
Yosef Kahn, Manager

As to Paragraph 4.6 personally:

[Signature]
Moshé Ziv, Individually

ASSIGNMENT OF CONTRACT

This Assignment of Contract is made on July 10th, 2019 between YK Group, LLC, hereinafter referred to as "Assignor" and Beacon Views, LLC hereinafter referred to as "Assignee".

1. Assignor has executed a Contract of Sale on July 10th, 2019, for the Purchase of all that certain parcel of land located in the Town of Beacon, County of Dutchess and State of New York consisting of approximately 8.5 acres located at 100 Conklin Avenue and bearing Tax Grid No. 130200-6056-60-3331123-0000.
2. Assignor, for good and valuable consideration, receipt of which is hereby acknowledged, hereby assigns to Assignee, all right, title and interest to the above described Agreement.
3. Assignee hereby agrees to assume all terms and conditions of the Agreement between Seller and Assignor.

Assignor: YK Group, LLC

By: [Signature]

Name: Joseph Kohn

Assignee: Beacon Views, LLC

By: [Signature]

Name: AMROM WEISS