

TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY

APPLICATION FOR CONSENT TO SUBLEASE

APPLICATION OF: Holtsville Industrial LLC (“Company”)

FOR CONSENT TO SUBLEASE TO

Grace Aerospace LLC (4702-18-1A) (“Subtenant”)
FACILITY/PROJECT:

Please respond to all items either by filing in blanks, by attachment (by marking space “see attachment number 1”, etc.) or by N.A., where not applicable. Application must be filed in two copies. A \$750.00 non-refundable application fee is required at the time of submission to the Agency.

Information provided herein will not be made public by the Agency prior to the passage of an official Resolution, but may be subject to disclosure under the New York State Freedom of Information Act.

Please write or call:

Town of Brookhaven Industrial Development Agency
c/o Town of Brookhaven Division of Economic Development

One Independence Hill
Farmingville, New York 11738

(631) 451-6563

I. COMPANY DATA

A. COMPANY:

NAME: Holtsville Industrial LLC
ADDRESS: 1 Corporate Drive
CONTACT: Barbara Urbom
POSITION: Bookkeeper
PHONE: 631-617-5953
FEDERAL EMPLOYER I.D.: [REDACTED]

B. RELATED USERS OF THE FACILITY:

NAME	RELATIONSHIP
_____	_____
_____	_____
_____	_____

C. COMPANY COUNSEL:

FIRM NAME: Law Offices of Andrew Presberg, PC
ADDRESS: 100 Corporate Plaza, Suite B102, Islandia, NY 11749
INDIVIDUAL ATTORNEY: Andrew Presberg
PHONE: 631-232-4444

D. PRINCIPAL STOCKHOLDERS, MEMBERS OR PARTNERS, IF ANY, OF COMPANY AND RELATED USERS (5% OR MORE EQUITY):

NAME	PERCENT OWNED	COMPANY/ RELATED USER
<u>Lawrence Frisina</u>	<u>50%</u>	_____
<u>Tod Buckvar</u>	<u>50%</u>	_____
_____	_____	_____

- C. CURRENT LOCATION
155 Knickerbocker Avenue, Bohemia, NY
-
- D. NAME AND ADDRESS OF PRINCIPALS OF SUBTENANT AND AFFILIATES
Robert Carlo, CFO
-
-
-
- E. RELATIONSHIP OF SUBTENANT TO COMPANY
none
-
- F. PROPOSED AREA TO BE OCCUPIED
Section c - 3,050 square feet
-
- G. PROPOSED USE BY SUBTENANT
Office
-
- H. DOES PROPOSED USE AND OCCUPANCY COMPLY WITH ALL PLANNING, ZONING, BUILDING, HEALTH AND ENVIRONMENTAL LAWS, REGULATIONS AND REQUIREMENTS, AND ALL COVENANTS, AGREEMENTS AND DECLARATIONS OF RECORD?
-
- I. PROPOSED SUBLEASE TERMS
- TERM:
5/1/18-8/31/22
-
- COMMENCEMENT DATE:
5/1/2018
-

SECURITY:

\$11,000

GUARANTORS:

n/a

BASE RENT:

\$5,500 per month

BASE RENT INCREASES:

4% annually

COMMON AREA RENT:

\$200 per month

REAL ESTATE TAXES:

included-increases are subject to 7% charge to subtenant

IMPROVEMENTS TO PROPOSED DEMISED AREA TO BE MADE BY
COMPANY

DESCRIPTION: **office remodel - complete**

COST: **approximately \$60,000**

SOURCE OF PAYMENT: **Holtsville Industrial LLC operating funds**

IMPROVEMENTS TO PROPOSED DEMISED AREA TO BE MADE BY
SUBTENANT

DESCRIPTION: none

COST: n/a

SOURCE OF PAYMENT: n/a

FAIR MARKET RENT EVALUATION
IS RENT TO BE CHARGED FAIR MARKET?

yes

HOW WAS FAIR MARKET RENT DETERMINED? (ATTACH
SUPPORTING DOCUMENTATION)

survey by real estate brokers in area

DOES OR WILL ANY OF THE "FINANCIAL ASSISTANCE" PROVIDED BY
THE AGENCY, INCLUDING REAL ESTATE TAX EXEMPTION, SALES
AND USE TAX EXEMPTION AND MORTGAGE RECORDING TAX
EXEMPTION, BENEFIT THE SUBTENANT IN ANY MANNER? IF SO,
EXPLAIN.

lower rent due to tax abatement

ATTACH COPY OF EXECUTED SUBLEASE (MAY BE CONDITIONED
UPON AGENCY APPROVAL).

J. HOW MANY EMPLOYEES ARE THERE NOW

0

HOW MANY ADDITIONAL EMPLOYEES ARE EXPECTED IN REGARDS
TO THIS APPLICATION

12

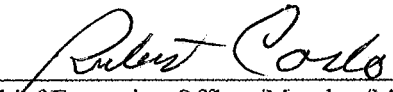
IV. MORTGAGEES

HAVE THE HOLDERS OF ALL MORTGAGES OF RECORD CONSENTED TO THE
PROPOSED SUBLEASE? (ATTACH EVIDENCE THEREOF).

SUBTENANT CERTIFICATION

Robert Carlo [Insert name of chief executive officer/manager/partner of proposed subtenant] DEPOSES AND SAYS THAT HE IS THE C.F.O. [insert title] OF Grace Aerospace, LLC, THE PROPOSED SUBTENANT [insert name of subtenant] NAMED IN THE ATTACHED APPLICATION; THAT HE HAS READ THE FOREGOING APPLICATION AND KNOWS THE CONTENTS THEREOF; THAT THE SAME IS TRUE TO HIS KNOWLEDGE.

DEPONENT FURTHER SAYS THAT THE REASON THIS VERIFICATION IS BEING MADE BY THE DEPONENT AND NOT BY Grace Aerospace LLC [insert name of subtenant] IS BECAUSE THE SAID PROPOSED SUBTENANT IS A limited liability corp [insert type of entity]. THE GROUNDS OF DEPONENT'S BELIEF RELATIVE TO ALL MATTERS IN THE SAID APPLICATION WHICH ARE NOT STATED UPON HIS OWN PERSONAL KNOWLEDGE, ARE INVESTIGATIONS WHICH DEPONENT HAS CAUSED TO BE MADE CONCERNING THE SUBJECT MATTER OF THIS APPLICATION AS WELL AS INFORMATION ACQUIRED BY DEPONENT IN THE COURSE OF HIS DUTIES AS AN OFFICER OF AND FROM BOOKS AND PAPERS OF SAID PROPOSED SUBTENANT.



Chief Executive Officer/Member/Manager/Partner
of Proposed Subtenant

Sworn to before me this
26th day of June, 2018.



NOTARY PUBLIC

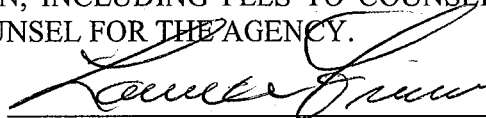
SANDRA BRAND
Notary Public, State of New York
No. 01BR6274644
Qualified in Suffolk County
Commission Expires Jan. 14, 2021

COMPANY CERTIFICATION

Lawrence Frisina [Insert name of chief executive officer/manager/partner of proposed subtenant] DEPOSES AND SAYS THAT HE IS THE managing partner [insert title] OF Holtsville Industrial LLC [insert name of Company], THE COMPANY NAMED IN THE ATTACHED APPLICATION; THAT HE HAS READ THE FOREGOING APPLICATION AND KNOWS THE CONTENTS THEREOF; THAT THE SAME IS TRUE TO HIS KNOWLEDGE.

DEPONENT FURTHER SAYS THAT THE REASON THIS VERIFICATION IS BEING MADE BY THE DEPONENT AND NOT BY Holtsville Industrial LLC [insert name of Company] IS BECAUSE THE SAID COMPANY IS A Limited liability Corp [insert type of entity]. THE GROUNDS OF DEPONENT'S BELIEF RELATIVE TO ALL MATTERS IN THE SAID APPLICATION WHICH ARE NOT STATED UPON HIS OWN PERSONAL KNOWLEDGE, ARE INVESTIGATIONS WHICH DEPONENT HAS CAUSED TO BE MADE CONCERNING THE SUBJECT MATTER OF THIS APPLICATION AS WELL AS INFORMATION ACQUIRED BY DEPONENT IN THE COURSE OF HIS DUTIES AS AN OFFICER OF AND FROM BOOKS AND PAPERS OF SAID COMPANY.

AS AN managing partner [insert position, e.g., officer, member, manager, partner] OF SAID COMPANY (HEREINAFTER REFERRED TO AS THE "APPLICANT"), DEPONENT ACKNOWLEDGES AND AGREES THAT APPLICANT SHALL BE AND IS RESPONSIBLE FOR ALL COSTS INCURRED BY THE TOWN OF BROOKHAVEN INDUSTRIAL DEVELOPMENT AGENCY (HEREINAFTER REFERRED TO AS THE "AGENCY") IN CONNECTION WITH THIS APPLICATION AND ALL MATTERS RELATING TO THE PROPOSED SUBLEASE, INCLUDING THE AGENCY'S ATTORNEYS' FEES, REGARDLESS OF WHETHER OR NOT THE APPLICANT FAILS TO CONCLUDE OR CONSUMMATE NECESSARY NEGOTIATIONS OR FAILS TO ACT WITHIN A REASONABLE OR SPECIFIED PERIOD OF TIME TO TAKE REASONABLE, PROPER, OR REQUESTED ACTION OR WITHDRAWS, ABANDONS, CANCELS, OR NEGLECTS THE APPLICATION OR IF THE APPLICANT IS UNABLE TO CONSUMMATE THE SUBLEASE FOR ANY REASON. UPON PRESENTATION OF INVOICES, APPLICANT SHALL PAY TO THE AGENCY, ITS AGENTS OR ASSIGNS, ALL COSTS INCURRED WITH RESPECT TO THE APPLICATION, INCLUDING FEES TO COUNSEL FOR THE AGENCY AND FEES OF GENERAL COUNSEL FOR THE AGENCY.



Chief Executive Officer/Member/Manager/Partner
of Company

Sworn to before me this
26th day of June, 2018


NOTARY PUBLIC

MARIA L MAUCELI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MA6375234
Qualified in Nassau County
Commission Expires May 14, 2022