

# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

Ulster County Economic Development Alliance, Inc.  
Attn: Timothy Weidemann  
P.O. Box 1800  
244 Fair Street  
Kingston, NY 12402

June 14, 2023  
Invoice #8922250

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.412819

Client Name: Ulster County Economic Development Alliance,  
Inc.  
Matter Name: Tech City

June Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$8,280.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$8,280.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$1,110.00

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (06/14/23).....\$9,390.00**

### OUTSTANDING INVOICE DETAIL AS OF: 06/14/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8907092	03/08/23	7,675.20	7,645.20	30.00
8916989	05/10/23	1,080.00	0.00	1,080.00
	<b>TOTALS</b>	<b>\$8,755.20</b>	<b>\$(7,645.20)</b>	<b>\$1,110.00</b>

**PROFESSIONAL SERVICES RENDERED:**

<b><u>DATE</u></b>	<b><u>TIMEKEEPER</u></b>	<b><u>NARRATIVE</u></b>	<b><u>HOURS</u></b>	<b><u>AMOUNT</u></b>
05/01/23	DG	Review the term sheet for USEDAs leasing of space at i.Park 87. Start drafting the lease. Email correspondence with T. Weidemann to clarify lease terms.	3.50	1,260.00
05/02/23	DG	Continue drafting the UCEDA lease. Discuss lease structure and possible termination option with J. Kasschau. Draft email to T. Weidemann discussing lease structure and attaching first draft of the lease. Review emails regarding next steps and call set for Thursday, May 4th.	4.00	1,440.00
05/04/23	DG	Review lease provisions regarding partial assignments and direct leases. Telephone call with T. Weidemann and J. Kasschau.	0.50	180.00
05/05/23	DG	Review comments from UCEDA on the draft lease. Draft email to T Weidemann responding to UCEDA's comments and requesting additional information. Review email from T. Weidemann clarifying certain deal points. Make revisions to the draft lease.	2.50	900.00
05/08/23	DG	Continue making revisions to draft lease based on comments from UCEDA. Discuss with J. Kasschau. Draft and send email to T. Weidemann attaching a revised draft of the lease. Arrange call for May 9th.	3.00	1,080.00
05/09/23	DG	Prepare for 1:00 call with T. Weidemann and J. Kasschau. Participate in the call. Review notes from the call. Make revisions to the draft lease, including revisions to the tenant contribution and minimum capital investment provisions. Review work letter leasing provisions, including timing for submission of plans and specifications for tenant build out.	3.50	1,260.00
05/10/23	DG	Make further revisions to the draft lease, including refinement of Section 15.3 pertaining to federal and state funding and Landlord's use thereof and minimum required capital investment in the Center. Draft and send email to T. Weidemann with revised lease. Review email form T. Weidemann regarding the status of the matter. Make further revisions to the default provisions of the lease to add tenant protections.	3.00	1,080.00
05/30/23	DG	Review additional comments from T. Weidemann on the draft lease. Make revisions to the draft to incorporate comments, including revisions to the repair provisions and the addition of a Permitted Subletting clause and Tenant Allowance clause.	3.00	1,080.00

**TOTAL HOURS AND FEES****23.00      \$8,280.00**

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TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Grippio, D.	360.00	23.00	8,280.00
<b>TOTALS</b>		<b>23.00</b>	<b>\$8,280.00</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$8,280.00**

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### REMITTANCE

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### PAYMENT INSTRUCTIONS

#### Payment by Credit Card

<https://www.harrisbeach.com/payment>

*Click on link and you will be directed to the Harris Beach Invoice Payment Page.  
Please include the Firm Matter Number and Invoice Number which are referenced on this invoice above.*



#### Payment by Wire or ACH

Bank Name: Webster Bank  
Account Name: Harris Beach, PLLC Operating A/C  
Account #: 6700337453  
ABA #: 221970443  
Swift Code: STETUS33

#### Payment by Check (U.S. Only)

Please include this remittance or print your matter and invoice number (8922250) in the check memo. Mail to:

**HARRIS BEACH PLLC**  
The Omni  
333 Earle Ovington Blvd, Suite 901  
Uniondale, NY 11553

#### Reference Information

Firm Matter Number:  
Attorney:

2230870.412819  
Thomas Garry

For questions please contact: [billing@harrisbeach.com](mailto:billing@harrisbeach.com)  
Federal Tax Id: 84-1623836

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