

						Paid		
Invoice No	Date	Status	Other	WIC		Date	Other	WIC
8830550	10/18/2021	Paid	\$ 670.40			12/22/2021	\$ 670.40	
8829417	11/5/2021	Paid	\$ 6,712.00			3/15/2022	\$ 6,712.00	
8853701	3/31/2022	Paid	\$ 184.80			5/12/2022	\$ 184.80	
8925246	7/14/2023	Unpaid		\$ 9,590.40				
8926678	7/14/2023	Unpaid		\$ 25,490.80				
8931969	8/15/2023	Unpaid		\$ 22,646.00				
TOTAL			\$ 7,567.20	\$ 57,727.20			\$7,567.20	\$ 7,567.20

HARRIS BEACH <sup>PLLC</sup>  
ATTORNEYS AT LAW

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

June 14, 2023  
Invoice #8925246

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.415695

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

June Invoice for Statement of Services and Disbursements

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**ACCOUNT SUMMARY FOR THIS MATTER**

TOTAL FEES THIS INVOICE .....\$9,590.40

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$9,590.40**

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**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	JAK	Communication with client confirming terms for Master Lease; discussion with D. Grippo regarding same.	0.20	72.80
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	JAK	Review draft proposed master lease; review CE and T. Weidemann comments to draft Master Lease; review email communications from T. Weidemann and D. Grippo.	1.80	655.20
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	JAK	Prepare for and attend webex with T. Weidemann and D. Grippo regarding draft proposed Master Lease Agreement with National Resources.	1.20	436.80
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	JAK	Communication with D. Grippo regarding additional proposed changes to lease with respect to default provision; review email correspondence with client regarding same.	0.40	145.60

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
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 from 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**

<b>26.60</b>	<b>\$9,590.40</b>
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<b>TIMEKEEPER SUMMARY</b>			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	3.60	1,310.40
Grippio, D.	360.00	23.00	8,280.00
<b>TOTALS</b>		<b>26.60</b>	<b>\$9,590.40</b>

<b>TOTAL AMOUNT DUE FOR THIS INVOICE.....</b>	<b>\$9,590.40</b>
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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

June 14, 2023

Firm Matter Number: 2230870.415695  
Invoice #8925246  
Firm Attorney: Thomas Garry

June Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$9,590.40**

### 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 (8925246) 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:

2230870.415695  
Thomas Garry

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

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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

July 14, 2023  
Invoice #8926678

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.425519

Client Name: Ulster County Economic Development Alliance,  
Inc.  
Matter Name: Master Lease Agreement

July Invoice for Statement of Services and Disbursements

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### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$25,490.80

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$25,490.80**

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**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>
05/23/23	JAK	Review and respond to email from T. Weidemann regarding proposed lease with National Resources.	0.20	72.80
06/01/23	JAK	Review email from T. Weidemann with attached LOI for SUNY New Palz and discussion with D. Grippo regarding same; preparation for meeting tomorrow to discuss draft lease.	1.30	473.20
06/01/23	DG	Make further revisions to the lease, including revisions to the funding provisions. Review key definitions: Lease Term Commencement Date, Landlord's Work, Substantial Completion, and Rent Commencement Date. Prepare for Zoom meeting with Ulster County team scheduled for June 2nd. Draft summary of key provisions. Circulate summary to participants for Friday's Zoom meeting.	4.00	1,440.00
06/02/23	JAK	Review LOI with SUNY Ulster forwarded by Chris Kelly; communication with D. Grippo in advance of meeting with CA and team to discuss initial draft lease; meeting with team regarding draft proposed lease; review draft work letter forwarded by CA Johnson.	2.50	910.00
06/02/23	DG	Participate in call with the County Executive, County Attorney, UCEDA President and others to discuss the draft lease. Post-call review of the draft lease to remove heavy-handed landlord rights and make the lease more tenant friendly. Make revisions to the lease, including the addition of a tenant termination right and landlord indemnity in favor of tenant. Email correspondence with the County Attorney's Office.	7.00	2,520.00
06/05/23	DG	Make further revisions to draft lease, including incorporation of references to a Work Letter. Discuss with J. Kasschau. Circulate draft for internal review. Draft sublease with Ulster County, as discussed on call last Friday.	4.00	1,440.00
06/06/23	JAK	Review draft proposed lease for iPark and provide comments to D. Grippo.	1.50	546.00
06/06/23	DG	Review comments received from J. Kasschau on the draft lease. Make revisions to the draft to incorporate the comments. Continue review of the landlord-form of lease to remove heavy-handed provisions and make the lease generally more favorable to tenant. Draft email to working group summarizing the most recent changes. Send email to working group with the summary and latest version of lease attached. Review email from T. Weidemann.	4.00	1,440.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
06/07/23	DG	Review real estate tax exemptions for not-for-profits, municipalities and educational organizations. Discuss with J. Kasschau. Review language in draft lease regarding Taxes. Continue drafting the sublease between UCEDA and Ulster County. Identify terms for future discussion, including the sublease term commencement date and the rent commencement date.	2.50	900.00
06/08/23	JAK	Review revised proposed lease; communication with D. Grippo re meeting with CA team regarding revised proposed lease.	0.50	182.00
06/08/23	DG	Draft and send email to J. Kasschau regarding tax exemptions and leased property. Telephone conversation with County Attorney Johnson and L. Chen to discuss latest draft of the UCEDA lease. Make further revisions to the draft based on discussion had during the call. Finalize draft for submission to National Resources on Friday, June 9th. Discuss with J. Kasschau.	2.50	900.00
06/09/23	JAK	Review draft lease and discussion with D. Grippo regarding same in advance of sending document to counsel for National Resources.	0.40	145.60
06/09/23	DG	Discuss cover email to D. Pennessi with J. Kasschau. Revise email to D. Pennessi. Give lease final read through. Send out the draft lease to National Resources.	2.00	720.00
06/13/23	JAK	Correspondence with D. Pennessi regarding draft lease.	0.20	72.80
06/13/23	DG	Review email from D. Pennessi regarding the status of his review of the draft lease. Review form of Work Letter for adaptability to End-User scenario envisioned for the Innovation Center.	1.50	540.00
06/16/23	DG	Review emails regarding upcoming lease negotiation. Review draft lease sent to D. Pennessi to prepare for meeting.	1.50	540.00
06/19/23	JAK	Review email correspondence from Chief of Staff of Ulster County Executive and discussion with D. Grippo regarding same.	0.20	72.80
06/19/23	DG	Prepare for upcoming lease negotiation meeting. Discuss with J. Kasschau, including strategy.	1.00	360.00
06/20/23	JAK	Email correspondence with C. Kelly re draft proposed lease; conference with C. Johnson and others regarding strategy considerations for call.	0.60	218.40
06/20/23	DG	Telephone conversation with County Attorney Johnson. Participate in pre-meeting with County Executive Metzger and team. Participate in lease negotiation meeting with J. Cotter, CE Metzger and teams. Participate in post-meeting attorneys' meeting to negotiate changes to draft lease, including the introduction of a phased-in delivery of space. Review revised lease received from D. Pennessi.	6.50	2,340.00



<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
06/21/23	JAK	Review correspondence from client regarding comments to National Resource's proposed edits to master lease; conference with D. Grippo regarding same; communication with client regarding same.	1.10	400.40
06/21/23	DG	Review email from CE with comments on the 6/20 pm lease redraft received from D. Pennessi. Draft email to the County team summarizing open issues. Send email to team. Finish drafting proposed sublease between UCEDA and County and send draft sublease to County Attorney Johnson for review and comment. Participate in a meeting with the CE and County team. Participate in an attorneys' meeting to continue to try to resolve open issues. Draft status email to County team with update from the attorneys' meeting.	7.50	2,700.00
06/22/23	JAK	Review email from County regarding concerns about edits proposed by National Resources; conference with D. Grippo regarding same; communication with County regarding next steps; review draft email summarizing outstanding issues forwarded by D. Grippo.	1.20	436.80
06/22/23	DG	Review redraft of the lease received from D. Pennessi late 6.21. Review email from the CE with reaction to the latest draft of the lease. Draft summary of open issues. Discuss status and strategy with J. Kasschau. Review email from J. Kasschau with feedback from the CE.	4.00	1,440.00
06/23/23	DG	Review status. Draft email to team summarizing the status of the lease negotiations, including a summary of the open issues with a description of changes we are seeking.	3.00	1,080.00
06/27/23	DG	Review email from CE Metzger regarding document control, including naming of files. Discuss with J. Kasschau. Draft response to CE, attaching redline of original HB draft versus most recent National Resources draft. Meet with the CE, CA Johnson and J. Kasschau to discuss open lease issues and concerns, including a review of the CE's email with comments received before the meeting. Make revisions to the HB draft to incorporate some of National Resources' proposed changes and the CE's comments/concerns, including expansion of tenant's rights to have input to and approval of the design and construction plans. Circulate the revised HB draft to the team.	7.00	2,520.00
06/28/23	DG	Make further revisions to draft lease. Discuss with J. Kasschau. Circulate revised draft to County team.	3.00	1,080.00
<b>TOTAL HOURS AND FEES</b>			<b>70.70</b>	<b>\$25,490.80</b>

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	9.70	3,530.80
Grippio, D.	360.00	61.00	21,960.00
<b>TOTALS</b>		<b>70.70</b>	<b>\$25,490.80</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$25,490.80**

# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

July 14, 2023

Firm Matter Number: 2230870.425519  
Invoice #8926678  
Firm Attorney: Thomas Garry

July Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$25,490.80**

### PAYMENT INSTRUCTIONS

#### Payment by Credit Card

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

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*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 (8926678) 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:

2230870.425519  
Thomas Garry

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

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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

August 15, 2023  
Invoice #8931969

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.425519

Client Name: Ulster County Economic Development Alliance,  
Inc.  
Matter Name: Master Lease Agreement

August Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$22,646.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$22,646.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$25,490.80

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/15/23).....\$48,136.80**

### OUTSTANDING INVOICE DETAIL AS OF: 08/15/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8926678	07/14/23	25,490.80	0.00	25,490.80
	<b>TOTALS</b>	<b>\$25,490.80</b>	<b>\$0.00</b>	<b>\$25,490.80</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>
06/27/23	JAK	Review and respond to email from County regarding edits to draft lease; communication with D. Grippo regarding same; webex call with team regarding draft lease.	1.30	473.20
06/28/23	JAK	Discussions with D. Grippo regarding draft lease amendments; communication with County team regarding suggested changes.	0.70	254.80
06/29/23	JAK	Communication with County team regarding revised draft lease agreement and discussions with D. Grippo regarding same.	0.40	145.60
07/03/23	JAK	Review and respond to email from CE regarding status of lease negotiation.	0.20	72.80
07/03/23	DG	Review emails between the CE and J. Kasschau.	0.10	36.00
07/05/23	DG	Prepare summary of the UCEDA IBM Tech City Campus transactions. Discuss with J. Kasschau. Review lease comments received from County Attorney's Office. Review latest version of lease sent to D. Pennessi. Review lease comments from CE Metzger received on 7/3.	3.00	1,080.00
07/06/23	JAK	Communication with D. Grippo regarding status of negotiations of lease with National Resources.	0.40	145.60
07/06/23	DG	Review lease provisions regarding landlord remedies upon tenant default. Telephone conversation with D. Pennessi regarding the status of National Resources' review of the HB lease redraft dated June 29th and next steps for moving forward. Discuss the call with J. Kasschau. Draft email to J. Kasschau providing details of the call with C. Pennessi. Review draft email to County team.	2.50	900.00
07/07/23	JAK	Communication with L. Chen at Ulster County Attorney.	0.20	72.80
07/07/23	DG	Review status with J. Kasschau. Review email from L. Chen. Review email from CE Metzger regarding results of call with J. Cotter. Consider issues.	1.50	540.00
07/10/23	JAK	Prepare for and attend conference with Ulster County Attorney legal team; communication with D. Grippo regarding same.	1.00	364.00
07/10/23	DG	Prepare for 3:00 meeting with County Attorney Johnson. Review typical rent commencement date provisions, including provisions for design plans, construction drawings, substantial completion and rent commencement. Participate in the 3:00 meeting. Review redraft of lease received from D. Pennessi based on call between CE Metzger and J. Cotter on 7/7.	3.00	1,080.00
07/11/23	JAK	Review draft lease forwarded by National Resources in preparation for video conference with CA team; video conference with CA Team and D. Grippo.	1.90	691.60

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/11/23	DG	Continued review of Pennessi redraft dated 7/10. Prepare for meeting with County Attorney Johnson. Participate in meeting to review the Pennessi redraft. Make revisions to the lease based on the discussion had during the meeting with CA Johnson. Prepare redline comparison showing changes against the Pennessi redraft. Draft email to CA Johnson and send new HB turn of the lease.	5.00	1,800.00
07/12/23	JAK	Review and respond to email from County Attorney re comments to draft proposed lease; conference with County Attorney team and D. Grippo;	1.10	400.40
07/12/23	DG	Review comments received from CE Metzger on the 7/10 Pennessi draft. Discuss with J. Kasschau. Prepare for meeting with CA Johnson. Participate in the meeting. Make further revisions to the lease based on the discussion had during the meeting. Draft new HB version of the lease and turn to D. Pennessi. Review email from D. Pennessi with feedback on the HB turn.	5.00	1,800.00
07/13/23	MVC	Prepare for call with Dan Pennessi regarding lease revisions. Internal call with Jared Kasschau and Dan Grippo.	2.50	950.00
07/13/23	JAK	Review email correspondence from D. Pennessi identifying sticking points with lease; discussion with D. Grippo and M. Curti regarding same in preparation for follow up call with D. Pennessi.	1.20	436.80
07/13/23	DG	Draft response to D. Pennessi email reacting to 7/12 HB turn of the lease. Prepare for 1:00 internal attorneys' meeting with J. Kasschau and M. Curti. Participate in the meeting. Organize notes from the meeting in preparation of upcoming meeting with D. Pennessi to further negotiate the lease.	3.00	1,080.00
07/14/23	JAK	Video conference with D. Pennessi and D. Grippo regarding outstanding lease items; communication with team regarding results of meeting with D. Pennessi; review revised draft lease forwarded by D. Pennessi.	2.30	837.20
07/14/23	DG	Prepare for attorneys' call to review open issues with the HB July 12th turn. Participate in the call with J. Kasschau. M. Curti and D. Pennessi and negotiate remaining issues in an effort to finalize the lease. Review redraft of the lease received from D. Pennessi. Draft status summary email and circulate to the County team.	3.50	1,260.00
07/17/23	JAK	Review email from County Attorney requesting conference; conference with County Attorney; discussions with D. Grippo.	1.10	400.40

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/17/23	DG	Telephonic meeting with CA Johnston to review CE Metzger's comments on the 7/14 Pennessi turn. Review lease revisions received from D. Pennessi based on call between CE Metzger and J. Cotter. Telephone conversation with D. Pennessi to discuss daycare provisions. Review further revised lease received from D. Pennessi.	2.00	720.00
07/18/23	JAK	Communication with D. Grippo regarding redraft of lease received from D. Pennessi; Discussion with D. Grippo regarding call with L. Chen regarding feedback from County re Pennessi edits; call with D. Grippo and D. Pennessi	1.40	509.60
07/18/23	DG	Discuss status with J. Kasschau. Draft and send email to CA Johnson with D. Pennessi lease revisions regarding daycare and the building standard example. Review email from L. Chen. Telephone calls with L. Chen to discuss the CE's comments on the daycare and building standard provisions. Telephone call with D. Pennessi regarding the same and additional revisions. Emails to D. Pennessi with proposed language. Discuss with J. Kasschau. Telephone call with CA Johnson to discuss National Resources' rejection of Brooklyn Steam as the building standard. Email to D. Pennessi with the status.	4.00	1,440.00
07/19/23	JAK	Communication with D. Grippo regarding standard for building design/construction and other remaining issues; review correspondence with national resources regarding same.	0.60	218.40
07/19/23	DG	Draft and send email to D. Pennessi with County feedback on the Building Standard issue, including revised language for Section 15.1(a), and proposed timeline for submission of the draft lease to the Legislature. Follow up email to D. Pennessi. Review Pennessi response. Draft and send email to J. Kasschau and CA Johnson with status update. Telephone conversation with CA Johnson regarding the Building Status issue. Draft and send email to J. Kasschau with update.	3.00	1,080.00
07/20/23	JAK	Review communication from D. Grippo to D. Pennessi regarding edits to draft proposed lease.	0.20	72.80
07/20/23	DG	Telephone conversation with CA Johnson regarding additional changes to the draft lease, including changes to Section 15 regarding Landlord's Work. Telephone conversation with D. Pennessi regarding revisions. Telephone conversation with CA Johnson to confirm discussion had with D. Pennessi. Make revisions to the draft lease. Create a new clean HB version with all changes to date. Draft email and circulate new version of the lease to the County and National Resources. Review additional, minor changes from D. Pennessi.	3.50	1,260.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/21/23	JAK	Communication with D. Grippo regarding proposed definition of "Leased Premises"; correspondence with County team regarding location of Phase II.	0.40	145.60
07/21/23	DG	Draft email to D. Pennessi requesting clarification of the Phase 2 Leased Premises relocation provision. Review D. Pennessi's response. Review email from CE Metzger regarding the location of the Phase 2 Leased Premises. Review correspondence from J. Kasschau and CE Metzger regarding filing deadline. Make revisions to the draft lease regarding the Phase 2 Leased Premises and distribute to all with notification of filing. Various emails with D. Pennessi with respect to the lease language regarding the Phase 2 location and potential relocation.	3.50	1,260.00
07/23/23	JAK	Review draft revised proposed master lease agreement forwarded by D. Pennessi.	0.30	109.20
07/24/23	JAK	Communication with D. Grippo re conversation with D. Pennessi; review correspondence to Ulster County regarding same.	0.30	109.20
07/24/23	DG	Review email from D. Pennessi with revisions to Section 1.1(g). Telephone call with D. Pennessi to discuss his proposed language and the timeline for legislative approval of the lease. Discuss with J. Kasschau. Draft and send email to CE Metzger and CA Johnson advising of the conversation with D. Pennessi and providing a "heads up." Telephone conversation with CA Johnson regarding D. Pennessi's proposed changes and the upcoming legislative approval process. Review email from CE Metzger.	2.50	900.00
<b>TOTAL HOURS AND FEES</b>			<b>62.60</b>	<b>\$22,646.00</b>

<b>TIMEKEEPER SUMMARY</b>			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Curti, M.	380.00	2.50	950.00
Kasschau, J.	364.00	15.00	5,460.00
Grippo, D.	360.00	45.10	16,236.00
<b>TOTALS</b>		<b>62.60</b>	<b>\$22,646.00</b>



2230870.425519

Ulster County Economic Development Alliance, Inc.  
Master Lease Agreement

**Harris Beach PLLC**

Invoice # 8931969

Page 6

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<b>TOTAL AMOUNT DUE FOR THIS INVOICE.....</b>	<b>\$22,646.00</b>
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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

August 15, 2023

Firm Matter Number: 2230870.425519  
Invoice #8931969  
Firm Attorney: Thomas Garry

August Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$22,646.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$25,490.80

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/15/23) .....\$48,136.80**

### 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 (8931969) 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:

2230870.425519  
Thomas Garry

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

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HARRIS BEACH <sup>PLLC</sup>  
ATTORNEYS AT LAW

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

June 14, 2023  
Invoice #8925246

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.415695

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

June Invoice for Statement of Services and Disbursements

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**ACCOUNT SUMMARY FOR THIS MATTER**

TOTAL FEES THIS INVOICE .....\$9,590.40

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$9,590.40**

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**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	JAK	Communication with client confirming terms for Master Lease; discussion with D. Grippo regarding same.	0.20	72.80
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	JAK	Review draft proposed master lease; review CE and T. Weidemann comments to draft Master Lease; review email communications from T. Weidemann and D. Grippo.	1.80	655.20
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	JAK	Prepare for and attend webex with T. Weidemann and D. Grippo regarding draft proposed Master Lease Agreement with National Resources.	1.20	436.80
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	JAK	Communication with D. Grippo regarding additional proposed changes to lease with respect to default provision; review email correspondence with client regarding same.	0.40	145.60

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
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 from 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**

<b>26.60</b>	<b>\$9,590.40</b>
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<b>TIMEKEEPER SUMMARY</b>			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	3.60	1,310.40
Grippio, D.	360.00	23.00	8,280.00
<b>TOTALS</b>		<b>26.60</b>	<b>\$9,590.40</b>

<b>TOTAL AMOUNT DUE FOR THIS INVOICE.....</b>	<b>\$9,590.40</b>
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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

June 14, 2023

Firm Matter Number: 2230870.415695  
Invoice #8925246  
Firm Attorney: Thomas Garry

June Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$9,590.40**

### PAYMENT INSTRUCTIONS

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#### Payment by Wire or ACH

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

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

#### Reference Information

Firm Matter Number:  
Attorney:

2230870.415695  
Thomas Garry

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

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HARRIS BEACH <sup>PLLC</sup>  
ATTORNEYS AT LAW

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

July 14, 2023  
Invoice #8926678

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.425519

Client Name: Ulster County Economic Development Alliance,  
Inc.  
Matter Name: Master Lease Agreement

July Invoice for Statement of Services and Disbursements

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**ACCOUNT SUMMARY FOR THIS MATTER**

TOTAL FEES THIS INVOICE .....\$25,490.80

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$25,490.80**

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**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>
05/23/23	JAK	Review and respond to email from T. Weidemann regarding proposed lease with National Resources.	0.20	72.80
06/01/23	JAK	Review email from T. Weidemann with attached LOI for SUNY New Palz and discussion with D. Grippo regarding same; preparation for meeting tomorrow to discuss draft lease.	1.30	473.20
06/01/23	DG	Make further revisions to the lease, including revisions to the funding provisions. Review key definitions: Lease Term Commencement Date, Landlord's Work, Substantial Completion, and Rent Commencement Date. Prepare for Zoom meeting with Ulster County team scheduled for June 2nd. Draft summary of key provisions. Circulate summary to participants for Friday's Zoom meeting.	4.00	1,440.00
06/02/23	JAK	Review LOI with SUNY Ulster forwarded by Chris Kelly; communication with D. Grippo in advance of meeting with CA and team to discuss initial draft lease; meeting with team regarding draft proposed lease; review draft work letter forwarded by CA Johnson.	2.50	910.00
06/02/23	DG	Participate in call with the County Executive, County Attorney, UCEDA President and others to discuss the draft lease. Post-call review of the draft lease to remove heavy-handed landlord rights and make the lease more tenant friendly. Make revisions to the lease, including the addition of a tenant termination right and landlord indemnity in favor of tenant. Email correspondence with the County Attorney's Office.	7.00	2,520.00
06/05/23	DG	Make further revisions to draft lease, including incorporation of references to a Work Letter. Discuss with J. Kasschau. Circulate draft for internal review. Draft sublease with Ulster County, as discussed on call last Friday.	4.00	1,440.00
06/06/23	JAK	Review draft proposed lease for iPark and provide comments to D. Grippo.	1.50	546.00
06/06/23	DG	Review comments received from J. Kasschau on the draft lease. Make revisions to the draft to incorporate the comments. Continue review of the landlord-form of lease to remove heavy-handed provisions and make the lease generally more favorable to tenant. Draft email to working group summarizing the most recent changes. Send email to working group with the summary and latest version of lease attached. Review email from T. Weidemann.	4.00	1,440.00



<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
06/07/23	DG	Review real estate tax exemptions for not-for-profits, municipalities and educational organizations. Discuss with J. Kasschau. Review language in draft lease regarding Taxes. Continue drafting the sublease between UCEDA and Ulster County. Identify terms for future discussion, including the sublease term commencement date and the rent commencement date.	2.50	900.00
06/08/23	JAK	Review revised proposed lease; communication with D. Grippo re meeting with CA team regarding revised proposed lease.	0.50	182.00
06/08/23	DG	Draft and send email to J. Kasschau regarding tax exemptions and leased property. Telephone conversation with County Attorney Johnson and L. Chen to discuss latest draft of the UCEDA lease. Make further revisions to the draft based on discussion had during the call. Finalize draft for submission to National Resources on Friday, June 9th. Discuss with J. Kasschau.	2.50	900.00
06/09/23	JAK	Review draft lease and discussion with D. Grippo regarding same in advance of sending document to counsel for National Resources.	0.40	145.60
06/09/23	DG	Discuss cover email to D. Pennessi with J. Kasschau. Revise email to D. Pennessi. Give lease final read through. Send out the draft lease to National Resources.	2.00	720.00
06/13/23	JAK	Correspondence with D. Pennessi regarding draft lease.	0.20	72.80
06/13/23	DG	Review email from D. Pennessi regarding the status of his review of the draft lease. Review form of Work Letter for adaptability to End-User scenario envisioned for the Innovation Center.	1.50	540.00
06/16/23	DG	Review emails regarding upcoming lease negotiation. Review draft lease sent to D. Pennessi to prepare for meeting.	1.50	540.00
06/19/23	JAK	Review email correspondence from Chief of Staff of Ulster County Executive and discussion with D. Grippo regarding same.	0.20	72.80
06/19/23	DG	Prepare for upcoming lease negotiation meeting. Discuss with J. Kasschau, including strategy.	1.00	360.00
06/20/23	JAK	Email correspondence with C. Kelly re draft proposed lease; conference with C. Johnson and others regarding strategy considerations for call.	0.60	218.40
06/20/23	DG	Telephone conversation with County Attorney Johnson. Participate in pre-meeting with County Executive Metzger and team. Participate in lease negotiation meeting with J. Cotter, CE Metzger and teams. Participate in post-meeting attorneys' meeting to negotiate changes to draft lease, including the introduction of a phased-in delivery of space. Review revised lease received from D. Pennessi.	6.50	2,340.00

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
06/21/23	JAK	Review correspondence from client regarding comments to National Resource's proposed edits to master lease; conference with D. Grippo regarding same; communication with client regarding same.	1.10	400.40
06/21/23	DG	Review email from CE with comments on the 6/20 pm lease redraft received from D. Pennessi. Draft email to the County team summarizing open issues. Send email to team. Finish drafting proposed sublease between UCEDA and County and send draft sublease to County Attorney Johnson for review and comment. Participate in a meeting with the CE and County team. Participate in an attorneys' meeting to continue to try to resolve open issues. Draft status email to County team with update from the attorneys' meeting.	7.50	2,700.00
06/22/23	JAK	Review email from County regarding concerns about edits proposed by National Resources; conference with D. Grippo regarding same; communication with County regarding next steps; review draft email summarizing outstanding issues forwarded by D. Grippo.	1.20	436.80
06/22/23	DG	Review redraft of the lease received from D. Pennessi late 6.21. Review email from the CE with reaction to the latest draft of the lease. Draft summary of open issues. Discuss status and strategy with J. Kasschau. Review email from J. Kasschau with feedback from the CE.	4.00	1,440.00
06/23/23	DG	Review status. Draft email to team summarizing the status of the lease negotiations, including a summary of the open issues with a description of changes we are seeking.	3.00	1,080.00
06/27/23	DG	Review email from CE Metzger regarding document control, including naming of files. Discuss with J. Kasschau. Draft response to CE, attaching redline of original HB draft versus most recent National Resources draft. Meet with the CE, CA Johnson and J. Kasschau to discuss open lease issues and concerns, including a review of the CE's email with comments received before the meeting. Make revisions to the HB draft to incorporate some of National Resources' proposed changes and the CE's comments/concerns, including expansion of tenant's rights to have input to and approval of the design and construction plans. Circulate the revised HB draft to the team.	7.00	2,520.00
06/28/23	DG	Make further revisions to draft lease. Discuss with J. Kasschau. Circulate revised draft to County team.	3.00	1,080.00
<b>TOTAL HOURS AND FEES</b>			<b>70.70</b>	<b>\$25,490.80</b>

TIMEKEEPER SUMMARY			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Kasschau, J.	364.00	9.70	3,530.80
Grippio, D.	360.00	61.00	21,960.00
<b>TOTALS</b>		<b>70.70</b>	<b>\$25,490.80</b>

**TOTAL AMOUNT DUE FOR THIS INVOICE.....\$25,490.80**

# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

July 14, 2023

Firm Matter Number: 2230870.425519  
Invoice #8926678  
Firm Attorney: Thomas Garry

July Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$25,490.80**

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333 Earle Ovington Blvd, Suite 901  
Uniondale, NY 11553

#### Reference Information

Firm Matter Number:  
Attorney:

2230870.425519  
Thomas Garry

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

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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

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

August 15, 2023  
Invoice #8931969

Firm Attorney: Thomas Garry  
Firm Matter Numbers: 2230870.425519

Client Name: Ulster County Economic Development Alliance,  
Inc.  
Matter Name: Master Lease Agreement

August Invoice for Statement of Services and Disbursements

### ACCOUNT SUMMARY FOR THIS MATTER

TOTAL FEES THIS INVOICE .....\$22,646.00

**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$22,646.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$25,490.80

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/15/23).....\$48,136.80**

### OUTSTANDING INVOICE DETAIL AS OF: 08/15/23

<u>Invoice</u>	<u>Date</u>	<u>Original Amount</u>	<u>Payments/Credits</u>	<u>Amount Due</u>
8926678	07/14/23	25,490.80	0.00	25,490.80
	<b>TOTALS</b>	<b>\$25,490.80</b>	<b>\$0.00</b>	<b>\$25,490.80</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>
06/27/23	JAK	Review and respond to email from County regarding edits to draft lease; communication with D. Grippo regarding same; webex call with team regarding draft lease.	1.30	473.20
06/28/23	JAK	Discussions with D. Grippo regarding draft lease amendments; communication with County team regarding suggested changes.	0.70	254.80
06/29/23	JAK	Communication with County team regarding revised draft lease agreement and discussions with D. Grippo regarding same.	0.40	145.60
07/03/23	JAK	Review and respond to email from CE regarding status of lease negotiation.	0.20	72.80
07/03/23	DG	Review emails between the CE and J. Kasschau.	0.10	36.00
07/05/23	DG	Prepare summary of the UCEDA IBM Tech City Campus transactions. Discuss with J. Kasschau. Review lease comments received from County Attorney's Office. Review latest version of lease sent to D. Pennessi. Review lease comments from CE Metzger received on 7/3.	3.00	1,080.00
07/06/23	JAK	Communication with D. Grippo regarding status of negotiations of lease with National Resources.	0.40	145.60
07/06/23	DG	Review lease provisions regarding landlord remedies upon tenant default. Telephone conversation with D. Pennessi regarding the status of National Resources' review of the HB lease redraft dated June 29th and next steps for moving forward. Discuss the call with J. Kasschau. Draft email to J. Kasschau providing details of the call with C. Pennessi. Review draft email to County team.	2.50	900.00
07/07/23	JAK	Communication with L. Chen at Ulster County Attorney.	0.20	72.80
07/07/23	DG	Review status with J. Kasschau. Review email from L. Chen. Review email from CE Metzger regarding results of call with J. Cotter. Consider issues.	1.50	540.00
07/10/23	JAK	Prepare for and attend conference with Ulster County Attorney legal team; communication with D. Grippo regarding same.	1.00	364.00
07/10/23	DG	Prepare for 3:00 meeting with County Attorney Johnson. Review typical rent commencement date provisions, including provisions for design plans, construction drawings, substantial completion and rent commencement. Participate in the 3:00 meeting. Review redraft of lease received from D. Pennessi based on call between CE Metzger and J. Cotter on 7/7.	3.00	1,080.00
07/11/23	JAK	Review draft lease forwarded by National Resources in preparation for video conference with CA team; video conference with CA Team and D. Grippo.	1.90	691.60

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/11/23	DG	Continued review of Pennessi redraft dated 7/10. Prepare for meeting with County Attorney Johnson. Participate in meeting to review the Pennessi redraft. Make revisions to the lease based on the discussion had during the meeting with CA Johnson. Prepare redline comparison showing changes against the Pennessi redraft. Draft email to CA Johnson and send new HB turn of the lease.	5.00	1,800.00
07/12/23	JAK	Review and respond to email from County Attorney re comments to draft proposed lease; conference with County Attorney team and D. Grippo;	1.10	400.40
07/12/23	DG	Review comments received from CE Metzger on the 7/10 Pennessi draft. Discuss with J. Kasschau. Prepare for meeting with CA Johnson. Participate in the meeting. Make further revisions to the lease based on the discussion had during the meeting. Draft new HB version of the lease and turn to D. Pennessi. Review email from D. Pennessi with feedback on the HB turn.	5.00	1,800.00
07/13/23	MVC	Prepare for call with Dan Pennessi regarding lease revisions. Internal call with Jared Kasschau and Dan Grippo.	2.50	950.00
07/13/23	JAK	Review email correspondence from D. Pennessi identifying sticking points with lease; discussion with D. Grippo and M. Curti regarding same in preparation for follow up call with D. Pennessi.	1.20	436.80
07/13/23	DG	Draft response to D. Pennessi email reacting to 7/12 HB turn of the lease. Prepare for 1:00 internal attorneys' meeting with J. Kasschau and M. Curti. Participate in the meeting. Organize notes from the meeting in preparation of upcoming meeting with D. Pennessi to further negotiate the lease.	3.00	1,080.00
07/14/23	JAK	Video conference with D. Pennessi and D. Grippo regarding outstanding lease items; communication with team regarding results of meeting with D. Pennessi; review revised draft lease forwarded by D. Pennessi.	2.30	837.20
07/14/23	DG	Prepare for attorneys' call to review open issues with the HB July 12th turn. Participate in the call with J. Kasschau. M. Curti and D. Pennessi and negotiate remaining issues in an effort to finalize the lease. Review redraft of the lease received from D. Pennessi. Draft status summary email and circulate to the County team.	3.50	1,260.00
07/17/23	JAK	Review email from County Attorney requesting conference; conference with County Attorney; discussions with D. Grippo.	1.10	400.40

<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/17/23	DG	Telephonic meeting with CA Johnston to review CE Metzger's comments on the 7/14 Pennessi turn. Review lease revisions received from D. Pennessi based on call between CE Metzger and J. Cotter. Telephone conversation with D. Pennessi to discuss daycare provisions. Review further revised lease received from D. Pennessi.	2.00	720.00
07/18/23	JAK	Communication with D. Grippo regarding redraft of lease received from D. Pennessi; Discussion with D. Grippo regarding call with L. Chen regarding feedback from County re Pennessi edits; call with D. Grippo and D. Pennessi	1.40	509.60
07/18/23	DG	Discuss status with J. Kasschau. Draft and send email to CA Johnson with D. Pennessi lease revisions regarding daycare and the building standard example. Review email from L. Chen. Telephone calls with L. Chen to discuss the CE's comments on the daycare and building standard provisions. Telephone call with D. Pennessi regarding the same and additional revisions. Emails to D. Pennessi with proposed language. Discuss with J. Kasschau. Telephone call with CA Johnson to discuss National Resources' rejection of Brooklyn Steam as the building standard. Email to D. Pennessi with the status.	4.00	1,440.00
07/19/23	JAK	Communication with D. Grippo regarding standard for building design/construction and other remaining issues; review correspondence with national resources regarding same.	0.60	218.40
07/19/23	DG	Draft and send email to D. Pennessi with County feedback on the Building Standard issue, including revised language for Section 15.1(a), and proposed timeline for submission of the draft lease to the Legislature. Follow up email to D. Pennessi. Review Pennessi response. Draft and send email to J. Kasschau and CA Johnson with status update. Telephone conversation with CA Johnson regarding the Building Status issue. Draft and send email to J. Kasschau with update.	3.00	1,080.00
07/20/23	JAK	Review communication from D. Grippo to D. Pennessi regarding edits to draft proposed lease.	0.20	72.80
07/20/23	DG	Telephone conversation with CA Johnson regarding additional changes to the draft lease, including changes to Section 15 regarding Landlord's Work. Telephone conversation with D. Pennessi regarding revisions. Telephone conversation with CA Johnson to confirm discussion had with D. Pennessi. Make revisions to the draft lease. Create a new clean HB version with all changes to date. Draft email and circulate new version of the lease to the County and National Resources. Review additional, minor changes from D. Pennessi.	3.50	1,260.00



<u>DATE</u>	<u>TIMEKEEPER</u>	<u>NARRATIVE</u>	<u>HOURS</u>	<u>AMOUNT</u>
07/21/23	JAK	Communication with D. Grippo regarding proposed definition of "Leased Premises"; correspondence with County team regarding location of Phase II.	0.40	145.60
07/21/23	DG	Draft email to D. Pennessi requesting clarification of the Phase 2 Leased Premises relocation provision. Review D. Pennessi's response. Review email from CE Metzger regarding the location of the Phase 2 Leased Premises. Review correspondence from J. Kasschau and CE Metzger regarding filing deadline. Make revisions to the draft lease regarding the Phase 2 Leased Premises and distribute to all with notification of filing. Various emails with D. Pennessi with respect to the lease language regarding the Phase 2 location and potential relocation.	3.50	1,260.00
07/23/23	JAK	Review draft revised proposed master lease agreement forwarded by D. Pennessi.	0.30	109.20
07/24/23	JAK	Communication with D. Grippo re conversation with D. Pennessi; review correspondence to Ulster County regarding same.	0.30	109.20
07/24/23	DG	Review email from D. Pennessi with revisions to Section 1.1(g). Telephone call with D. Pennessi to discuss his proposed language and the timeline for legislative approval of the lease. Discuss with J. Kasschau. Draft and send email to CE Metzger and CA Johnson advising of the conversation with D. Pennessi and providing a "heads up." Telephone conversation with CA Johnson regarding D. Pennessi's proposed changes and the upcoming legislative approval process. Review email from CE Metzger.	2.50	900.00
<b>TOTAL HOURS AND FEES</b>			<b>62.60</b>	<b>\$22,646.00</b>

<b>TIMEKEEPER SUMMARY</b>			
<u>Timekeeper</u>	<u>Rate</u>	<u>Hours</u>	<u>Value</u>
Curti, M.	380.00	2.50	950.00
Kasschau, J.	364.00	15.00	5,460.00
Grippo, D.	360.00	45.10	16,236.00
<b>TOTALS</b>		<b>62.60</b>	<b>\$22,646.00</b>

2230870.425519

Ulster County Economic Development Alliance, Inc.  
Master Lease Agreement

**Harris Beach PLLC**

Invoice # 8931969

Page 6

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<b>TOTAL AMOUNT DUE FOR THIS INVOICE.....</b>	<b>\$22,646.00</b>
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# HARRIS BEACH <sup>PLLC</sup>

## ATTORNEYS AT LAW

### REMITTANCE

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

August 15, 2023

Firm Matter Number: 2230870.425519  
Invoice #8931969  
Firm Attorney: Thomas Garry

August Invoice for Statement of Services and Disbursements

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**TOTAL AMOUNT DUE FOR THIS INVOICE .....\$22,646.00**

PREVIOUS OUTSTANDING BALANCE FOR THIS MATTER .....\$25,490.80

**TOTAL AMOUNT DUE FOR THIS MATTER AS OF CURRENT INVOICE (08/15/23) .....\$48,136.80**

### 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 (8931969) 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:

2230870.425519  
Thomas Garry

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

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