45-40 Vernon Boulevard, Queens

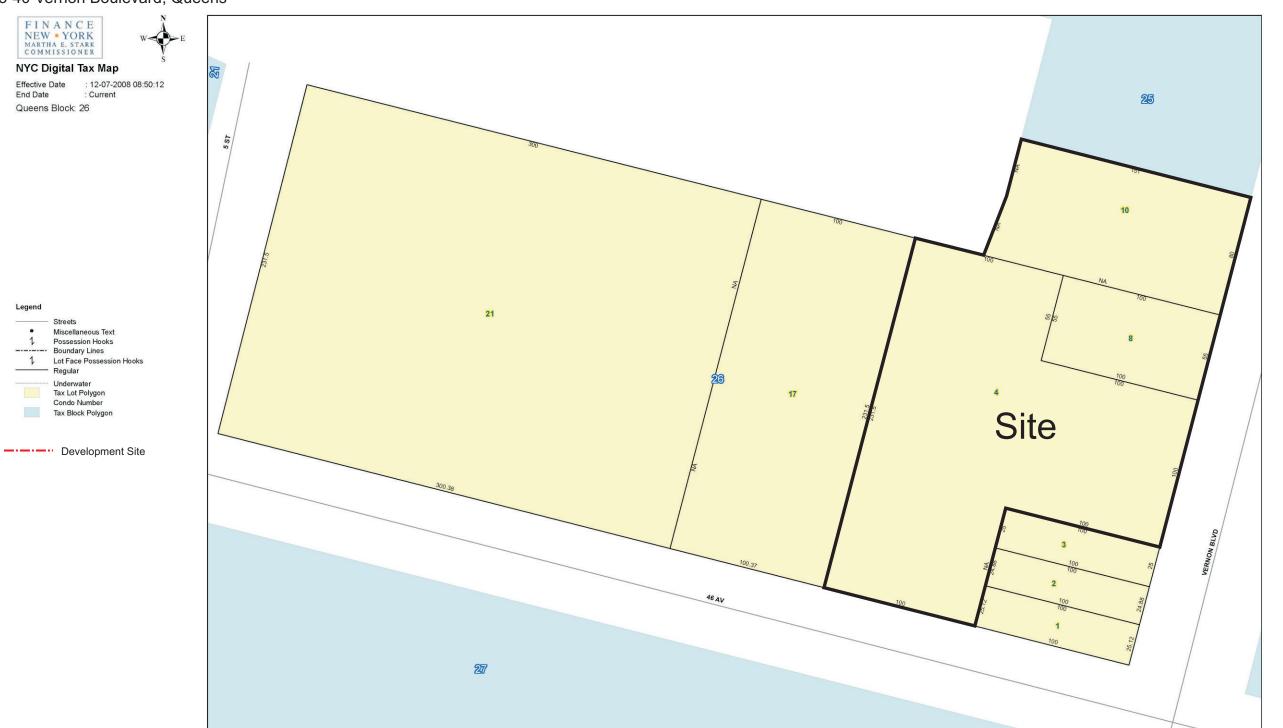


Exhibit - 10