

Big Six Towers, Inc.
60-10 Queens Boulevard
Woodside, NY 11377

MINUTES OF BOARD OF DIRECTORS NYCB/FLAGSTAR MEETING

DATE: May 6, 2024 at 5:00PM

PRESENT: George Zuniga, Ali Haider, Ernestine Williams, John Gillooly (*Via Zoom*), Peter Nowik (*Via Zoom*), Denise Keehan-Smith (*Via Zoom*), Thomas Haggerty (*Via zoom*)

ABSENT: Saiful Islam, Mary Lisanti

ATTENDED: Melisa Zimonjic and Analvi Tavarez, Metro Management Development

GUEST: Sharyn A. Tritto, Norris McLaughlin

LOCATION: 5:00PM, Management Office Conference Room

The Board has been in discussions with NYCB/Flagstar in regards to their lease renewal.

Peter Nowik informed the Board that NYCB/Flagstar has accepted the rent price we offered them at \$44 per square foot in base rent, which is an increase from the banks original offer. The Board also requested an additional 1 month's security deposit, NYCB/Flagstar was not in agreement with this. Peter also mentioned that the new rent is a flat rate with no yearly escalation and that the lease terms include broker fees to be paid by Big Six Towers, which needs to be negotiated.

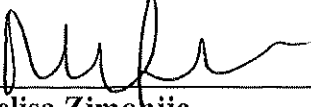
Sharyn A. Tritto from Norris McLaughlin recommends that we request an annual escalation from New York Community Bank/Flagstar and propose that the bank covers the broker fees. The Board requested that Sharyn engage with the banks broker for further negotiations.

During the discussion, Peter Nowik suggested that Sharyn should put more pressure on Planet Fitness.

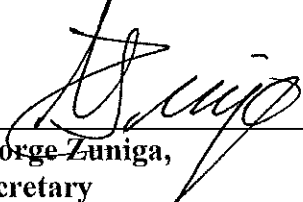
Peter Nowik moved to authorize Sharyn to put more pressure on Planet Fitness. Ali Haider Second the motion. **Motion passed 7-2. Mary Lisanti and Saiful Islam could not vote as they were not present for this Special Meeting.**

Ali Haider moved to propose a 5% annual rent escalation to New York Community Bank Flagstar and negotiate that the tenant pay the broker's fee. Peter seconded the motion. **Motion passed 7-2. Mary Lisanti and Saiful Islam could not as they were not present for this Special Meeting.**

The meeting was adjourned at 6:08PM.



Melisa Zimonjic,
General Manager



George Zuniga,
Secretary