

NOTICE OF DEFAULT ON LEASE AGREEMENT

Date of Notice: August 30, 2022

Address of Leased Premises: Butler Building & Upper Floor of 201 Saw Mill River Road,
City: Yonkers **State:** New York **Zip:** 10701

TO: Yonkers Board of Education
One Larkin Center-3rd Floor
Yonkers, NY 10701
Attn: John Carr

Dear Yonkers Board of Education,

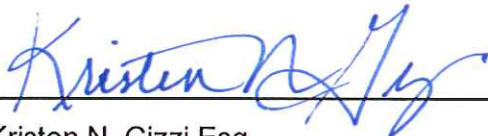
This Notice of Default is in reference to the Lease Agreement dated May 24, 1995.

Please be advised that as of the date of this Notice that you are in DEFAULT IN YOUR LEASE AGREEMENT DUE TO THE FOLLOWING:

Lease expiration; Failure to pay hold-over rate, unwillingness to sign multiple different drafts of Lease Modification and Extension Agreements, non payment of any Additional Rent since March 2022, non-payment of elevator maintenance since April 2022 . Current outstanding balance for Butler Building \$115,940.00 & for unit A3S \$125,401.74

If this breach of Lease is not corrected within 5 days of the date of this Notice, we will take further action to protect our rights under the Lease Agreement, which will include termination of the Lease Agreement as well as a filing of collection proceedings for damages. This Notice is made under all applicable laws with the rights stated in the Lease Agreement reserved under this Notice.

Signature _____



Print Name Kristen N. Gizzi Esq.

E-Mail: Kristeng@eccoiiii.com

cc: Rev. Stev Lopez (Trustee/President Bd of Ed One Larkin Center, Yonkers NY 10701

201 Saw Mill River Rd Dev Corp
c/o Ecco Development LLC
12 Paulding St., 2nd Floor
Pleasantville, NY 10701

OPEN ITEM STATEMENT

Yonkers Board of Education
Mr. John Carr
1 Larkin Center - 3rd Floor
Yonkers, NY 10701

Date: 08-10-2022
Account: YBOE1

Amount enclosed: _____

Please enclose this portion with your remittance.

Make checks payable to:
201 Saw Mill River Rd Dev Corp
c/o Ecco Development LLC
12 Paulding St., 2nd Floor
Pleasantville, NY 10701

Statement for:
Yonkers Board of Education
Mr. John Carr
1 Larkin Center, 3rd Floor
Yonkers, NY 10701

Statement date
08-10-2022

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
A3S	04-01-2021	A3S - Rent Charge	6,197.92
A3S	04-14-2021	Interest on April 2021 Balance	276.18
A3S	05-01-2021	A3S - Rent Charge	6,197.92
A3S	05-13-2021	Interest Billed Payment	221.24
A3S	06-01-2021	A3S - Rent Charge	6,197.92
A3S	07-01-2021	A3S - Rent Charge	6,197.92
A3S	07-13-2021	Interest on July 2021 Balance	382.01
A3S	08-01-2021	A3S - Rent Charge	6,197.92
A3S	08-13-2021	Interest on Aug 2021 Balance	549.75
A3S	09-01-2021	A3S - Rent Charge	6,197.92
A3S	09-13-2021	Interest on Sept 2021 Balance	723.26
A3S	10-01-2021	A3S - Rent Charge	6,197.92
A3S	10-18-2021	Interest on Oct 2021 Balance	897.87
A3S	11-01-2021	A3S - Rent Charge	6,197.92
A3S	11-11-2021	Interest on Nov Balance	1,073.31
A3S	12-01-2021	A3S - Rent Charge	6,197.92
A3S	12-13-2021	3S&B Interest on Dec Balance	1,249.71
A3S	01-01-2022	A3S - Rent Charge	6,197.92
A3S	01-13-2022	3S & B Interest Jan 2022 Bal	1,427.02

Interest and late fees will be charged on any unpaid balances at the end of each month per the lease.

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Yonkers, NY 10701

Date: 08-10-2022
Account: YBOE1

Amount enclosed: _____

Please enclose this portion with your remittance.

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
A3S	02-01-2022	A3S - Rent Charge	6,197.92
A3S	02-10-2022	3S & B Interest Feb 2022 Bal	1,630.21
A3S	03-01-2022	A3S - Rent Charge	6,197.92
A3S	03-14-2022	3S & B Interest March 2022	1,784.55
A3S	03-21-2022	2021 Rec-Elev 1/21-12/21	3,191.52
A3S	03-22-2022	2022 CatchUp-Elev 1/22-3/22	840.00
A3S	04-01-2022	Elevator Maintenance	280.00
A3S	04-01-2022	A3S - Rent Charge	6,197.92
A3S	04-13-2022	Interest on April 2022 Bal	957.08
A3S	05-01-2022	Elevator Maintenance	280.00
A3S	05-01-2022	A3S - Rent Charge	6,197.92
A3S	05-10-2022	3S & B Interest May 2022	1,031.33
A3S	06-01-2022	Elevator Maintenance	292.00
A3S	06-01-2022	A3S - Rent Charge	6,197.92
A3S	06-10-2022	Interest A3S/B June 2022 Bal	1,106.02
A3S	07-01-2022	Elevator Maintenance	280.00
A3S	07-01-2022	A3S - Rent Charge	6,197.92
A3S	07-10-2022	Interest on July 2022 Bal	1,284.04
A3S	08-01-2022	Elevator Maintenance	280.00
A3S	08-01-2022	A3S - Rent Charge	6,197.92

Balance: 125,401.74

Payment due upon receipt.

Please pay by due date to avoid late charges.

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Mr. John Carr
1 Larkin Center - 3rd Floor
Yonkers, NY 10701

Date: 08-10-2022
Account: YBOE1

Amount enclosed: _____

Please enclose this portion with your remittance.

Make checks payable to:
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12 Paulding St., 2nd Floor
Pleasantville, NY 10701

Statement for:
Yonkers Board of Education
Mr. John Carr
1 Larkin Center, 3rd Floor
Yonkers, NY 10701

Statement date
08-10-2022

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
B	04-01-2021	B - Rent Charges	6,820.00
B	05-01-2021	B - Rent Charges	6,820.00
B	06-01-2021	B - Rent Charges	6,820.00
B	07-01-2021	B - Rent Charges	6,820.00
B	08-01-2021	B - Rent Charges	6,820.00
B	09-01-2021	B - Rent Charges	6,820.00
B	10-01-2021	B - Rent Charges	6,820.00
B	11-01-2021	B - Rent Charges	6,820.00
B	12-01-2021	B - Rent Charges	6,820.00
B	01-01-2022	B - Rent Charges	6,820.00
B	02-01-2022	B - Rent Charges	6,820.00
B	03-01-2022	B - Rent Charges	6,820.00
B	04-01-2022	B - Rent Charges	6,820.00
B	05-01-2022	B - Rent Charges	6,820.00
B	06-01-2022	B - Rent Charges	6,820.00
B	07-01-2022	B - Rent Charges	6,820.00
B	08-01-2022	B - Rent Charges	6,820.00

Balance: 115,940.00

Payment due upon receipt.

Please pay by due date to avoid late charges.

Interest and late fees will be charged on any unpaid balances at the end of each month per the lease.



Kristen N. Gizzi, Esq., PLLC

201 Saw Mill River Road
Yonkers, New York 10701
(914) 299-3567
Kristeng@Gizzipllc.com

March 10, 2022

City of Yonkers
40 South Broadway- Room 300
Yonkers, NY 10701
Attn: Alain Natchev Esq.

Yonkers Board of Education
One Larkin Center-3rd Floor
Yonkers, NY 10701
Attn: John Carr

Re: Rental location: 201 Saw Mill River Road, Yonkers NY

Gentlemen,

This is a 5 day Demand Notice for the payment of rent in the amount of \$321,948.49. If payment in full is not received by then, we will commence eviction proceedings.

We have dealt with the Board of Education for too long and this will go on for years. We have reached our limit.

Kindly govern yourselves accordingly.

Sincerely,

Kristen N. Gizzi, Esq.

cc: Rev. Stev Lopez (Trustee/President Bd of Ed) One Larkin Center, Yonkers NY 10701

KNG:lf

Enc.