

EXHIBIT A

ANNUAL RENT

1. (a) July 1, 2007 - June 30, 2008 \$10,800
 - (b) In the event this Lease is executed after July 1, 2007, all rent due under the Lease for fiscal year 2008 in excess of payments received for the period beginning July 1, 2007 shall be paid within thirty (30) days of the date this Lease is executed by the Tenant.
 - (c) July 1, 2008 - June 30, 2009 \$10,800
 - (d) July 1, 2009 - June 30, 2010 \$10,800
 - (e) July 1, 2010 - June 30, 2011 \$10,800
 - (f) July 1, 2011 - June 30, 2012 \$10,800
2. For each of fiscal years 2013 (July 1, 2012 to June 30, 2013) through 2027, inclusive, the annual rent to be paid by the Tenant shall be 1.1 times the annual rent charged for that fiscal year to a tenant leasing a Lot for seasonal use in the same class in which the Tenant's Lot is placed.

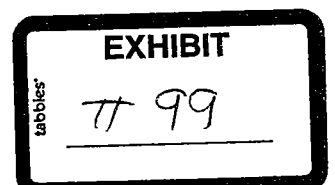
The formula for calculating the annual rent for Lots used seasonally is as follows:

- (a) The 167 improved lots offered by the Landlord for rent at Little Neck ("the 167 improved lots") shall be placed in five classes as follows:

Class I: Lots 37, 56, 91, 105, 113, 129.

Class II: Lots 38, 39, 40, 41, 41A, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 57, 70, 71, 72, 75, 76, 77, 80, 81, 82, 84, 85, 86, 87, 89, 90, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 101A, 102, 102A, 103, 104, 106, 112, 114, 115, 116, 116A, 117, 118, 118A, 120, 121, 122, 123, 124, 125, 126, 127, 128, 130, 138, 139, 140, 141, 142, 143, 144, 145, 146, 149, 150, 151, 152, 153, 154, 161, 162.

Class III: Lots 8, 13, 24, 25, 26, 28, 29, 31, 32, 33, 34, 35, 42, 54, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 79, 83, 107, 110, 111, 131, 132, 135, 136, 137, 147, 155, 156, 160, 163.



Class IV: Lots 1, 2, 3, 4, 5, 6, 7, 9, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 108, 109, 133, 134, 157, 158, 159, 164, 165, 166, 167, 169, 171, 172, 173.

Class V: Lots 10, 148, 168, 170.

(b) The annual rent for Lots in Class II shall equal the total assessed value as of January 1, 2012 of the 167 improved lots, multiplied by .05 and divided by 167, all so as to charge annual rent to tenants of Lots in Class II in an amount equal to five (5%) percent of the average assessed value of the 167 improved lots.

(c) The annual rent for tenants of Lots in Class I shall be ninety-eight (98%) percent of the annual rent for tenants of Lots in Class II, such that the tenants of Lots in Class I shall pay rent in an amount equal to four and nine-tenths (4.9%) percent of the average assessed value of the 167 improved lots.

(d) The annual rent for tenants of Lots in Class III shall be one hundred two (102%) percent of the annual rent for tenants of Lots in Class II, such that the tenants of Lots in Class III shall pay rent in an amount equal to five and one-tenth (5.1%) percent of the average assessed value of the 167 improved lots.

(e) The annual rent for tenants of Lots in Class IV shall be one hundred six (106%) percent of the annual rent for tenants of Lots in Class II, such that the tenants of Lots in Class IV shall pay rent in an amount equal to five and three-tenths (5.3%) percent of the average assessed value of the 167 improved lots.

(f) The annual rent for tenants of Lots in Class V shall be one hundred eight (108%) percent of the annual rent for tenants of Lots in Class II, such that the tenants of Lots in Class V shall pay rent in an amount equal to five and four-tenths (5.4%) percent of the average assessed value of the 167 improved lots.

(g) The rent shall thereafter be recalculated every third year in the same manner based on the assessed value of the 167 improved lots as of January 1 immediately prior to the fiscal year in which the recalculation is being performed. The annual rent will be recalculated in each of fiscal years 2016, 2019, 2022, and 2025.

(h) MINIMUM ANNUAL RENT - Notwithstanding any of the above and any of the language set forth below in Paragraph 4, in no event shall the annual rent for any fiscal year for any tenant of any Lot in Classes II, III, IV or V be less than \$9,700 and for any tenant in Class I be less than \$9,506.

3. In the event that the assessed value has not been set by the Assessors before the beginning of any fiscal year in which a rent recalculation is being performed, the Tenant shall make quarterly payments based on the previous fiscal year's annual rent until that value has been set, following which quarterly payments will be adjusted as necessary to reflect the actual annual rent for the fiscal year. For example, if no assessed value for fiscal year 2013 was set by the Assessors prior to July 1, 2012, quarterly installments of rent for fiscal year 2013 will be \$2,700 based on the rent for fiscal year 2012 as set forth above until the assessed value for fiscal year 2013 is set. If, on December 15, 2012, the Assessors set the assessed value for fiscal year 2013 such that the annual rent is \$11,000, the Tenant will pay quarterly installments on January 1, 2013 and April 1, 2013, of \$2,800 each.

4. The parties hereto contemplate that the Tenant and other tenants of the Landlord may seek real estate tax abatements for the lots they are leasing from the Landlord for one or more fiscal years in which a rent recalculation is being made pursuant to Paragraph 2 (a "Rent Recalculation Fiscal Year"). The parties hereto understand that the abatement procedure may result in an increase or decrease in the total assessed value of the 167 improved lots offered for rent by the Landlord. In the event the total assessed value of the 167 improved lots for a Rent Recalculation Fiscal Year increases or decreases by an amount such that the annual rent calculation is altered by more than \$100, the difference in annual rent for the Rent Recalculation Fiscal Year and the two fiscal years following same, shall be added to or subtracted from, as the case may be, the annual rent for the next Rent Recalculation Fiscal Year and the two years following same, the increase or decrease being spread equally among the twelve payments in said three-year period.

5. The annual rent set forth herein does not include the Tenant's payments described in Paragraphs 6 and 7 of the Lease.

6. The Tenant may deduct from the first rent payment hereunder an amount equal to the amount, if any, paid by the Tenant to the Landlord prior to July 1, 2005 in response to the Landlord's request for a payment related to the waste water disposal system.

7. THE MINIMUM ANNUAL RENT FOR THE TENANT SHALL BE, IF THE TENANT'S LOT IS CLASS I, \$10,456, OR, IF THE TENANT'S LOT IS IN CLASS II, III, IV, OR V, \$10,670.

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- (c) July 1, 2008 - June 30, 2009 \$9,700
- (d) July 1, 2009 - June 30, 2010 \$9,700
- (e) July 1, 2010 - June 30, 2011 \$9,700
- (f) July 1, 2011 - June 30, 2012 \$9,700

2. For the three-year period commencing on July 1, 2012, the annual rent (that is, the rent for the period from July 1, 2012 through June 30, 2013 [Fiscal Year 2013], and for each of the two subsequent fiscal years) shall be determined as follows:

(a) The 167 improved lots offered by the Landlord for rent at Little Neck ("the 167 improved lots") shall be placed in five classes as follows:

Class I: Lots 37, 56, 91, 105, 113, 129.

Class II: Lots 38, 39, 40, 41, 41A, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 57, 70, 71, 72, 75, 76, 77, 80, 81, 82, 84, 85, 86, 87, 89, 90, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 101A, 102, 102A, 103, 104, 106, 112, 114, 115, 116, 116A, 117, 118, 118A, 120, 121, 122, 123, 124, 125, 126, 127, 128, 130, 138, 139, 140, 141, 142, 143, 144, 145, 146, 149, 150, 151, 152, 153, 154, 161, 162.

Class III: Lots 8, 13, 24, 25, 26, 28, 29, 31, 32, 33, 34, 35, 42, 54, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 79, 83, 107, 110, 111, 131, 132, 135, 136, 137, 147, 155, 156, 160, 163.

Class IV: Lots 1, 2, 3, 4, 5, 6, 7, 9, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 108, 109, 133, 134, 157, 158, 159, 164, 165, 166, 167, 169, 171, 172, 173.

Class V: Lots 10, 148, 168, 170.

(b) The annual rent for Lots in Class II shall equal the total assessed value as of January 1, 2012 of the 167 improved lots, multiplied by .05 and divided by 167, all so as to charge annual rent to tenants of Lots in Class II in an amount equal to five (5%) percent of the average assessed value of the 167 improved lots.

(c) The annual rent for tenants of Lots in Class I shall be ninety-eight (98%) percent of the annual rent for tenants of Lots in Class II, such that the tenants of Lots in Class I shall pay rent in an amount equal to four and nine-tenths (4.9%) percent of the average assessed value of the 167 improved lots.

(d) The annual rent for tenants of Lots in Class III shall be one hundred two (102%) percent of the annual rent for tenants of Lots in Class II, such that the tenants of Lots in Class III shall pay rent in an amount equal to five and one-tenth (5.1%) percent of the average assessed value of the 167 improved lots.

(e) The annual rent for tenants of Lots in Class IV shall be one hundred six (106%) percent of the annual rent for tenants of Lots in Class II, such that the tenants of Lots in Class IV shall pay rent in an amount equal to five and three-tenths (5.3%) percent of the average assessed value of the 167 improved lots.

(f) The annual rent for tenants of Lots in Class V shall be one hundred eight (108%) percent of the annual rent for tenants of Lots in Class II, such that the tenants of Lots in Class V shall pay rent in an amount equal to five and four-tenths (5.4%) percent of the average assessed value of the 167 improved lots.

(g) The rent shall thereafter be recalculated every third year in the same manner based on the assessed value of the 167 improved lots as of January 1 immediately prior to the fiscal year in which the recalculation is being performed. The annual rent will be recalculated in each of fiscal years 2016, 2019, 2022, and 2025.

(h) MINIMUM ANNUAL RENT - Notwithstanding any of the above and any of the language set forth below in Paragraph 4, in no event shall the annual rent for any fiscal year for any tenant of any Lot in Classes II, III, IV or V be less than \$9,700 and for any tenant in Class I be less than \$9,506.

3. In the event that the assessed value has not been set by the Assessors before the beginning of any fiscal year in which a rent recalculation is being performed, the Tenant shall make quarterly payments based on the previous fiscal year's annual rent until that value has been set, following which quarterly payments will be adjusted as necessary to reflect the actual annual rent for the fiscal year. For example, if no assessed value for fiscal year 2013 was set by the Assessors prior to July 1, 2012, quarterly installments of rent for fiscal year 2013 will be \$2,425 based on the rent for fiscal year 2012 as set forth above until the assessed value for fiscal year 2013 is set. If, on December 15, 2012, the Assessors set the assessed value for fiscal year 2013 such that the annual rent for a tenant is \$10,000, the tenant will pay quarterly installments on January 1, 2013 and April 1, 2013, of \$2,575 each.

4. The parties hereto contemplate that the Tenant and other tenants of the Landlord may seek real estate tax abatements for the lots they are leasing from the Landlord for one or more fiscal years in which a rent recalculation is being made pursuant to Paragraph 2 (a "Rent Recalculation Fiscal Year"). The parties hereto understand that the abatement procedure may result in an increase or decrease in the total assessed value of the 167 improved lots offered for rent by the Landlord. In the event the total assessed value of the 167 improved lots for a Rent Recalculation Fiscal Year increases or decreases by an amount such that the annual rent calculation is altered by more than \$100, the difference in annual rent for the Rent Recalculation Fiscal Year and the two fiscal years following same, shall be added to or subtracted from, as the case may be, the annual rent for the next Rent Recalculation Fiscal Year and the two years following same, the increase or decrease being spread equally among the twelve payments in said three-year period.

5. The annual rent set forth herein does not include the Tenant's payments described in Paragraphs 6 and 7 of the Lease.

6. The Tenant may deduct from the first rent payment hereunder an amount equal to the amount, if any, paid by the Tenant to the Landlord prior to July 1, 2005 in response to the Landlord's request for a payment related to the waste water disposal system.