

**131-133 STREET PROSPECT AVENUE OWNERS LLC**  
New York Limited Liability Company

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**OPERATING AGREEMENT**

**Dated as of June 8, 2021**

THE MEMBERSHIP INTERESTS REPRESENTED BY THIS OPERATING AGREEMENT HAVE NOT BEEN REGISTERED UNDER THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED, OR UNDER ANY OTHER APPLICABLE SECURITIES LAWS. SUCH INTERESTS MAY NOT BE SOLD, ASSIGNED, PLEDGED OR OTHERWISE DISPOSED OF AT ANY TIME WITHOUT EFFECTIVE REGISTRATION UNDER SUCH ACT AND LAWS OR EXEMPTION THEREFORE, AND COMPLIANCE WITH THE OTHER RESTRICTIONS ON TRANSFERABILITY SET FORTH HEREIN.

## OPERATING AGREEMENT

### OF

#### 131-133 STREET PROSPECT AVENUE OWNERS LLC

This Operating Agreement (this “**Agreement**”) of 131-133 STREET PROSPECT AVENUE OWNERS LLC (the “**Company**”) is entered into as of **June 8, 2021**, by and among the signatories listed on Schedule A annexed hereto and made a part hereof, each residing or having an address at the address set forth opposite their name on Schedule A (collectively, the “**Members**”).

### ARTICLE I DEFINED TERMS

The following capitalized terms shall have the meanings specified in this Article I. Other terms are defined in the text of this Agreement and, throughout this Agreement, those terms shall have the meanings respectively ascribed to them.

“Affiliate” means, with respect to any Member, any Person: (i) which owns more than ten (10%) percent of the voting interests in the Member; or (ii) in which the Member owns more than ten (10%) percent of the voting interests; or (iii) in which more than ten (10%) percent of the voting interests are owned by one or more Persons who have a relationship with the Member described in clause (i) or (ii) above, or (iv) who otherwise controls, is controlled by, or under common control with, another Person; or (v) who, with respect to an individual Member, is a spouse, parent, sibling, spouse of parent, descendent or sibling of such Member, or other member of such Member’s household.

“Agreement” means this Operating Agreement, as amended from time to time.

“Capital Account” means the account to be maintained by the Company for each Member or Economic Interest Holder in accordance with the following provisions:

(i) a Member or Economic Interest Holder’s Capital Account shall be credited with the Member or Economic Interest Holder’s Capital Contributions, the amount of any Company liabilities assumed by the Member or Economic Interest Holder (or which are secured by Company property distributed to the Member or Economic Interest Holder), and the Member or Economic Interest Holder’s distributive share of Profit; and

(ii) a Member or Economic Interest Holder’s Capital Account shall be debited with the amount of money and the fair market value of any Company property distributed to the Member or Economic Interest Holder, the amount of any liabilities of the Member or Economic Interest Holder assumed by the Company (or which are secured by property contributed by the

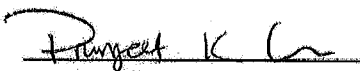
[SIGNATURES TO 131-133 STREET PROSPECT AVENUE OWNERS LLC OPERATING  
AGREEMENT]

**IN WITNESS WHEREOF**, the Members have executed this Agreement as of the date  
and year above set forth.

**MEMBERS:**

  
\_\_\_\_\_  
Nicholas Williams

  
\_\_\_\_\_  
Peter Green

  
\_\_\_\_\_  
Prabjeet Green

**SCHEDULE A**

LIST OF MEMBERS, INITIAL CAPITAL CONTRIBUTIONS AND PERCENTAGES

<u>Name of Member</u>	<u>Initial Capital Contribution</u>	<u>Percentages</u>
Nicholas Williams	Services	[REDACTED]
Peter Green	Services	[REDACTED]
Prabjeet Green	Services	[REDACTED]

**129 PROSPECT AVENUE OWNERS LLC**  
New York Limited Liability Company

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**OPERATING AGREEMENT**

**Dated as of November 5, 2021**

THE MEMBERSHIP INTERESTS REPRESENTED BY THIS OPERATING AGREEMENT HAVE NOT BEEN REGISTERED UNDER THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED, OR UNDER ANY OTHER APPLICABLE SECURITIES LAWS. SUCH INTERESTS MAY NOT BE SOLD, ASSIGNED, PLEDGED OR OTHERWISE DISPOSED OF AT ANY TIME WITHOUT EFFECTIVE REGISTRATION UNDER SUCH ACT AND LAWS OR EXEMPTION THEREFORE, AND COMPLIANCE WITH THE OTHER RESTRICTIONS ON TRANSFERABILITY SET FORTH HEREIN.

## OPERATING AGREEMENT

### OF

#### 131-133 STREET PROSPECT AVENUE OWNERS LLC

This Operating Agreement (this “**Agreement**”) of 129 PROSPECT AVENUE OWNERS LLC (the “**Company**”) is entered into as of November 5, 2021, by and among the signatories listed on Schedule A annexed hereto and made a part hereof, each residing or having an address at the address set forth opposite their name on Schedule A (collectively, the “**Members**”).

### ARTICLE I DEFINED TERMS

The following capitalized terms shall have the meanings specified in this Article I. Other terms are defined in the text of this Agreement and, throughout this Agreement, those terms shall have the meanings respectively ascribed to them.

“Affiliate” means, with respect to any Member, any Person: (i) which owns more than ten (10%) percent of the voting interests in the Member; or (ii) in which the Member owns more than ten (10%) percent of the voting interests; or (iii) in which more than ten (10%) percent of the voting interests are owned by one or more Persons who have a relationship with the Member described in clause (i) or (ii) above, or (iv) who otherwise controls, is controlled by, or under common control with, another Person; or (v) who, with respect to an individual Member, is a spouse, parent, sibling, spouse of parent, descendent or sibling of such Member, or other member of such Member’s household.

“Agreement” means this Operating Agreement, as amended from time to time.

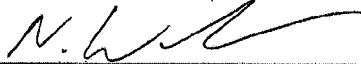
“Capital Account” means the account to be maintained by the Company for each Member or Economic Interest Holder in accordance with the following provisions:

(i) a Member or Economic Interest Holder’s Capital Account shall be credited with the Member or Economic Interest Holder’s Capital Contributions, the amount of any Company liabilities assumed by the Member or Economic Interest Holder (or which are secured by Company property distributed to the Member or Economic Interest Holder), and the Member or Economic Interest Holder’s distributive share of Profit; and

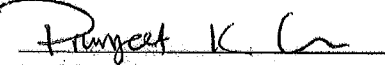
[SIGNATURES TO 131-133 STREET PROSPECT AVENUE OWNERS LLC OPERATING  
AGREEMENT]

IN WITNESS WHEREOF, the Members have executed this Agreement as of the date  
and year above set forth.

MEMBERS:

  
\_\_\_\_\_  
Nicholas Williams

  
\_\_\_\_\_  
Peter Green

  
\_\_\_\_\_  
Prabjeet Green

**SCHEDULE A**

LIST OF MEMBERS, INITIAL CAPITAL CONTRIBUTIONS AND PERCENTAGES

<u>Name of Member</u>	<u>Initial Capital Contribution</u>	<u>Percentages</u>
Nicholas Williams	Services	[REDACTED]
Peter Green	Services	[REDACTED]
Prabjeet Green	Services	[REDACTED]