



Nick Spano

January 5, 2025

Mr. Michael Mitnick
Principle
AMS Development LLC
595 Madison Avenue, Suite 1101
New York, New York 10022

Dear Mr. Mitnick:

This letter will serve as an agreement whereby Empire Strategic Planning agrees to represent AMS Development LLC before the executive, legislative and administrative branches of government in New York State, effective March 1st, 2025 through February 28th, 2026. The fee for this service is \$60,000.00 payable at the rate of \$ 5,000.00 per month. You will also be responsible for reasonable and actual expenses incurred.

Should Empire Strategic Planning engage in lobbying municipal officials, and should Empire Strategic Planning meet the legal threshold for lobbying activity, Empire Strategic Planning agrees that it will comply with all requirements of the New York State Lobbying Act and/or municipal lobby laws that may apply and will register with the New York State Commission on Ethics and Lobbying in Government.

Empire Strategic Planning shall file a copy of this agreement with the New York State Commission on Ethics and Lobbying in Government and AMS Development LLC, shall subsequently comply with all applicable Joint Commission on Public Ethics reporting and disclosure requirements, including the filing of client semi-annual lobbying reports. Either party may terminate this agreement upon 30 days prior written notice to that effect.

If this agreement is acceptable, please sign this letter and the enclosed copy where indicated on the bottom. Return one copy to me and retain the other copy for your records.

Thank you for your consideration. I am looking forward to working with you.

Empire Strategic Planning

dated: 1/6/25

AMS Development LLC

Digitally signed by Ryan Sutherland

DN: C=US, E=rsutherland@amsacquisitions.com, O=AMS
Acquisitions, OU=Director of Design & Development, CN=Ryan Sutherland

Date: 2025.01.06 12:26:13-05'00'

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