

09/16/2024

Dear Tenant:

Effective August 12th 2024, Chris Neilson, was appointed as Temporary Receiver for the property commonly known as the **Palisades Center Mall** located at 1000 Palisades Center Dr, West Nyack, NY 10994 (the "Property"). Pursuant to the Decision + Order on Motion entered by the Supreme Court of the State of New York, New York County, the Temporary Receiver is now in possession and control of the Property, and among other things is ordered to collect and receive all rents.

In conjunction with the above-referenced appointment of Temporary Receiver, the Receiver has been authorized to employ Don Klaben of Spinoso Management Group LLC as Property Manager for the Palisades Center. Spinoso Management Group, LLC and Spinoso Real Estate Group LLC, DLS will facilitate the day-to-day management and operations of the Property, as well as leasing of the Property (collectively, "Spinoso Group"). The Spinoso Group is one of the nation's premier retail operating groups of large-scale retail-based mixed-use projects and enclosed malls, with 32 years of experience and over 56 million square feet of leasing, management, and repositioning of enclosed malls in the United States. They are headquartered in Syracuse, NY.

This letter is to inform you of a change, among other things, in the additional insured parties and payment information effective IMMEDIATELY as a result of the appointment of Temporary Receiver and Property Manager.

PAYMENT INFORMATION

Please note that the **banking information will be changing**. The following are acceptable methods:

1. ACH PAYMENTS – PREFERRED PAYMENT METHOD

Please see below current ACH information:

Account Number:	254234852
Routing Number:	111-902-055
Financial Institution:	Benchmark Bank
For Account:	EKLECCO NEWCO LLC
Remittance Info	palisadesmalloffice@spinoso.com

It is imperative that you update your banking information in order to forward all past due, current, and future rental payments to the new lockbox address. In addition to the existing payment options, we would like to offer an additional method of payment using our Tenant portal. See below details on how to set up an account.

TENANT PORTAL - the CAFE

The tenant portal offers users visibility into their tenant account, as well as the option to pay online via credit card, debit card, or directly through the bank. Users are also able to view upcoming rent charges, payment history, sales data, lease documents and property contact information.

To facilitate access, please complete and return the attached contact form to commercialcafe@SpinosoREG.com.

NOTICES

This letter shall also serve as notice that effectively immediately, all notices to Landlord referenced in your lease or license agreement should be sent to:

EKLECCO NEWCO LLC
Palisades Center Mall
c/o Spinoso Real Estate Group, DLS, LLC
112 Northern Concourse
North Syracuse, NY 13212
Attn: Lease Administration

And a copy to:

EKLECCO NEWCO LLC
c/o Chris Neilson
4131 N. Central Expressway, Suite 775
Dallas, Texas 75204
Attn: Chris Neilson or Ava Stapp

And a copy to:

Palisades Center
1000 Palisades Center Dr
West Nyack, NY 10994
Attn: Mall Office

INSURANCE

Additionally, a Certificate of Liability Insurance must be on file with the Landlord in accordance with your Lease Agreement. Please submit an updated Certificate of Insurance evidencing the required coverages and the below additional insureds.

Additional Insureds (Landlord and agent) with supporting endorsements:

- Chris Neilson, Receiver
- Receivership Estate Over the Specific Assets of Eklecco Newco LLC, et al.
- Spinoso Real Estate Group DLS, LLC and its affiliates
- Spinoso Management Group LLC and its affiliates

MONTHLY SALES REPORTING

Please send all monthly and annual sales report figures as required by your lease to:
palisadesmalloffice@spinosoreg.com

For questions concerning the transition, please reach out to our Property Transition Team at
propertytransition@spinosoreg.com

We thank you for your attention and assistance during this transition and appreciate the opportunity to offer you integrated management and leasing services from the Spinoso Group.

Sincerely,



Carmen Spinoso
Spinoso Real Estate Group, LLC

Enclosed: Stipulation & Order
 Bank Information
 Tenant Portal Contact Form



TRIGILD

Banking Information Confirmation

Property Name: Palisades Mall - Receiver

Bank Name: Benchmark Bank

Bank Address: 5700 Legacy Drive, Suite 10, Plano, TX 75024

Account Name: EKLECCO NEWCO LLC

Account Number: 254234852

Routing Number: 111-902-055