

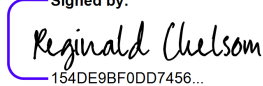
PURCHASE AGREEMENT

THE SPENCER STREET CONDOMINIUM 175 and 192 Spencer Street Brooklyn, New York 11205

Unit No.: 1D	Parking Space: P17	Percentage of Common Interest: 1.6065%
Storage Bin (if applicable) _____		
Purchaser	Reginald Chelsom	Tel. No.
Address	To be provided by Counsel	Fax No.
		SSN:
Purchaser		Tel. No.
Address		Fax No.
		SSN:
Purchaser's Attorney	Levine Law Daniel Levine, Esq.	Tel. No. (917)-929-7396
Address		Fax No.
		Email: daniel@levineclosings.com
Co-Broker (if any)	Compass (2.5% of Net Purchase Price) Phoenix Goldstein and Carl Gambino	Tel. No. (917) 531-3656
Address		Fax No.
Purchase Price of Unit	\$889,000.00	
Storage License (if applicable)	\$	
Down Payment	\$88,900.00	(Payable to "Smith, Buss & Jacobs, LLP - The Spencer Street Condominium Escrow Account")

In witness whereof, each party has signed this Agreement.

Dated: February 6, 2026

Signed by:

154DE9BF0DD7456...

Reginald Chelsom

Accepted:

BSP Spencer LLC

By: Black Spruce Management LLC, its Manager

By: 

Matthew Keller, Authorized Signatory

Dated: February 6, 2026