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**PURCHASE AGREEMENT ("Agreement")
FOREST HILLS PLAZA CONDOMINIUM ("Condominium")**

Purchaser's Name: Patrick Wilson

Social Security No.: _____

Address: 440 East 62nd Street, Apt. #12B, New York, NY 10065

Telephone No.: _____

Additional Purchaser's Name: Barbara Ireland

Social Security No.: _____

Address: 440 East 62nd Street, Apt. #12B, New York, NY 10065

Telephone No.: _____

Unit Number: 601, including Parking Space Unit # N/A (if applicable)

Percentage Interest in Common Elements: 1.83 % for the Unit and

N/A % for the Parking Space Unit (if applicable)

*Down Payment, including Down Payment for Parking Space Unit, if applicable, (not including Custom Work Amount**): \$ 40,000.00

Balance Due at Closing \$ 360,000.00

Total Purchase Price*** \$ 400,000.00

Name(s) and manner in which title will be taken: _____

* If a Purchaser is a foreign government, a resident representative of a foreign government or other person or entity otherwise entitled to the immunities from suit enjoyed by a foreign government (i.e., diplomatic or sovereign immunity), such Purchaser will be required to make a Down Payment equal to fifty percent (50%) of the applicable Total Purchase Price.

** Additional Deposit for Custom Work Amount (as defined hereinafter) \$ N/A

*** If applicable, the Total Purchase Price is allocated as follows: \$400,000.00 for the Unit, and \$N/A for the Parking Space Unit

44. **Captions.** The captions in this Purchase Agreement are for convenience and reference only and in no way define, limit or describe the scope of this Purchase Agreement, or the intent of any provision hereof.

Dated: January 28, 2026
New York, New York

Patrick Wilson
Patrick Wilson (Jan 28, 2026 10:51:13 EST) L.S.
Patrick Wilson, Purchaser

Barbara Ireland
Barbara Ireland (Jan 28, 2026 10:54:14 EST) L.S.
Barbara Ireland, Purchaser

ACCEPTED BY SUCCESSOR SPONSOR: ESCROW AGENT:
GGP 102-10 QUEENS BOULEVARD LLC D'Agostino, Lederman, Landesman,
Rivera & Miraglia, LLP

By: 
Name: Yaniv Blumenfeld
Title: Authorized Signatory

By: , Partner

Dated: January 28, 2026