

7/10/13 10.A.



May 30, 2013

RECEIVED  
6-3-13

**Via Certified Mail, Return Receipt Requested**

Village of Windsor  
107 Main Street  
Windsor, New York 13865

Town of Windsor  
124 Main Street  
Windsor, New York 13865

Ladies and Gentlemen

Re: Notification of Renewal of Lease –  
Driveway at 126 Main Street, Windsor, New York

Please be advised that pursuant to the terms of the Lease, dated October 1, 1973, as amended by an Amendment to Lease, dated November 9, 1994, as extended by a Lease Modification & Extension Agreement, dated September 19, 2007, as assigned by an Assignment and Assumption Agreement, dated May 11, 2012, (collectively the "Lease") between the Village of Windsor and the Town of Windsor ("Lessor") and First Niagara Bank, National Association., successor to HSBC Bank USA, National Association, successor by merger to HSBC Bank USA, formerly known as Republic Bank of New York, successor by merger to HSBC Bank, USA, formerly known as Marine Midland Bank, successor by conversion to Marine Midland Bank, N.A., successor in interest to Marine Midland Bank - Southern ("Lessee"), the Lessee hereby exercises its right to renew the Lease for an additional five (5) years when the current term expires on September 30, 2013.

This letter serves as notice by Lessee of the exercise of its option to extend the Lease for an additional five year term for the period from October 1, 2013 through September 30, 2018 ("First Renewal Term"). All terms and conditions of the Lease will remain the same, including the amount of the fixed annual rent payable during the First Renewal Term being \$3,000.

Best regards,

**FIRST NIAGARA BANK, N.A.**

A large, stylized handwritten signature in blue ink, appearing to read "Craig W. Berry".

Craig W. Berry  
First Vice President  
Director of Facilities