

EXHIBIT "C"

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April 21, 2020

VIA FIRST CLASS MAIL RETURN RECEIPT REQUESTED & EMAIL

Cohen & Cohen
Richard A. Cohen, Esq.
258 Genesee Street, Suite 503
Utica, New York 13502

***RE: O.M.P. Park, Inc. to Michael B. Stanton
Property: 28 Robinson Road, Clinton, NY***

Dear Mr. Cohen:


My client executed a contract with your client for the cash purchase of the above property on October 12, 2019 and paid a \$10,000.00 deposit. Your office furnished the abstract and proposed transfer documents with letter dated February 3, 2020. My client stands ready to close on this purchase but an impasse has arisen regarding the lease back of office space to your seller, referenced in the contract.

My client stands ready to lease back to the seller 1500 square feet of office space at \$1,500.00 per month (per the listing broker) through December 31st commencing from date of closing. However, Mr. Stanton declines to offer lease back of far more additional space to store seller's voluminous personal material stacked throughout the site, and for an indeterminate time, nor is he required to do so.

Therefore, on behalf of my client I hereby declare **TIME OF THE ESSENCE**. My client stands ready to tender a bank cashier's check for the remaining purchase price and customary adjustments. Unless your seller clears her personal property from the site (except the portion to be leased by her for office space) and appears with executed deed and related papers at our above office for closing by **2:00 p.m. Thursday, April 30, 2020**, he will consider the contract in breach. He will be free to thereupon pursue his legal remedies for specific performance and otherwise.

Please give this your immediate attention. Thank you.

Sincerely,



Linus W. Walton

LWW/cs

cc: Michael B. Stanton