

**State of New York
Office of General Services**

SUBMERGED LAND LICENSE

License Number LUW01032

Pursuant to Article 6, Section 75 of the Public Lands Law, permission is hereby given by the People of the State of New York, acting by and through the Commissioner of the Office of General Services, located at Governor Nelson A. Rockefeller Empire State Plaza, Corning Tower, Albany, New York 12242, (hereinafter referred to as "Licensor") to:

**Douglas Manor Association
203 Ridge Road
Douglaston, NY 11363
(718) 225-5377**

(hereinafter referred to as "Licensee"); to use and occupy certain State-owned submerged land generally described in Appendix 1 attached hereto for the purpose of:

Operation and maintenance of an existing docking facility of a wooden pier, 4 wooden floats and 100 moorings (hereinafter referred to as "structures and/or improvements") for a term of ten years commencing on March 1, 2007 and expiring on February 28, 2017.

THIS LICENSE is given and accepted subject to the following terms and conditions:

1. Licensee acknowledges that in addition to the general conditions hereinafter set forth, the operation of the mooring field known as the "Douglaston Anchorage" shall be subject to the terms and conditions contained in the Anchorage Cooperation Agreement between The Douglas Manor Association and the Douglaston Club, Inc. acting by and through the Douglaston Yacht Squadron, dated February 27, 2007, a copy of which is attached hereto as Exhibit A and generally shown and described in Exhibits B and C attached hereto.
2. Licensee shall pay to Licensor the sum of \$500.00 for the use and occupation of lands described herein.
3. The License hereby given is issued only with respect to the structures and/or improvements described in the application and shown on the map or plan which accompanies the application. If the structures and/or improvements shall not have been maintained and used for a period of two years as determined by inspection by the Licensor and if such lack of maintenance and use is not cured or time to cure extended within sixty (60) days of receipt of written notice from Licensor, then in such event the License shall terminate.
4. At the termination of the License hereby given, the Licensee agrees at the expense of the Licensee and at no expense to the Licensor, to remove at once the said structures and/or improvements from the land of the Licensor hereby affected and to leave said land in as nearly the same condition as it was prior to the use and occupation and/or construction hereby authorized.
5. If the licensee shall have kept and performed all the terms of this License, Licensee may, pursuant to applicable statute and regulation, apply to Licensor for a renewal of this License upon the same or

