

MONTCLAIR CENTER CORPORATION

Board of Directors

RESOLUTION

**RESOLUTION AUTHORIZING THE BOARD OF DIRECTORS TO ADOPT THE
FIRST AMENDMENT TO THE LEASE AT 26 LACKAWANNA PLAZA**

Adopted: 5/20/2024

WHEREAS, Montclair Center Corporation (the "Corporation") is party to a Lease Agreement dated November 1, 2020, with 26 Lackawanna Plaza Group, LLC, for the premises located at 26 Lackawanna Plaza, Montclair, New Jersey; and

WHEREAS, the Corporation has negotiated an amendment to the Lease Agreement that would, among other things, extend the term of the Lease for an additional three (3) years; and

WHEREAS, the Board of Directors has reviewed the material terms of the proposed amendment and finds that executing such amendment is in the best interests of the Corporation;

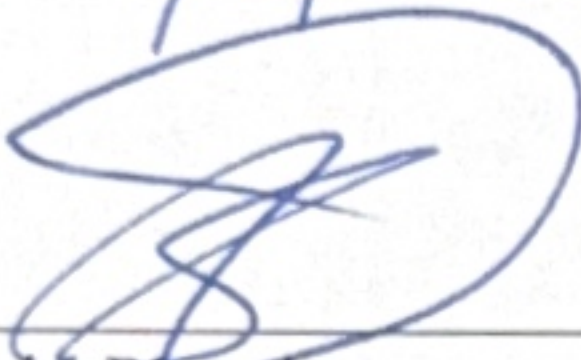
NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby authorizes and approves the execution of an amendment to the Lease Agreement with 26 Lackawanna Plaza Group, LLC, substantially on the terms presented to the Board, extending the Lease term for a period of three (3) years; and

BE IT FURTHER RESOLVED, that the President of the Board of Directors, or such other officer as the Board may designate, is hereby authorized to execute and deliver the amendment and any related documents on behalf of the Corporation, with such modifications as the authorized signatory may deem appropriate.

CERTIFICATION

The undersigned, Secretary of the Montclair Center Corporation, hereby certifies that the foregoing is a true and correct copy of a Resolution duly adopted by the Board of Directors of the Montclair Center Corporation at a meeting duly held on May 20th, 2026, at which a quorum was present and acting throughout, and that said Resolution has not been modified, rescinded, or revoked and remains in full force and effect as of the date set forth below.

Date: 5/20/2026



David Placek
Secretary, Montclair Center Corporation

RECORD OF VOTE

Votes in Favor: 15

Votes Against: 0

Abstentions: 0

Absent: 5