

EASEMENT AGREEMENT

NURETTIN ULUKAYA and BEDRIYE ULUKAYA as owners of 35 Clifford Road, Menands, New York 12244 (SBL 55.6-5-45) residing at 17 Patroon Place, Albany, New York 12211 ("Grantors"), for and in consideration of one dollar (\$1.00) and other good and valuable consideration, receipt of which is acknowledged, hereby grants to the **NURETTIN ULUKAYA and BEDRIYE ULUKAYA** as owners of 33 Clifford Road, Menands, New York 12244 (SBL 55.6-5-46) residing at 17 Patroon Place, Albany, New York 12211("Grantees"), its lessees, licensees, agents, contractors, successors and assigns, the rights and obligations, privileges and easements described in Section 1 below (collectively, the "Easement").

Section 1 – Description of the Easement. The Grantors grant and convey to the Grantees, its successors and assigns, a permanent Easement to all that portion of a certain parcel of land (the "Grantors Land") situate in the Town of Colonie, Village of Menands, County of Albany, State of New York, being more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of other lands of Nurettin and Bedriye Ulukaya shown as lot 35 on the aforementioned map; thence along said lot 35, South 20° 46' 20" West a distance of 73 feet to the southern edge of the driveway; thence running along the southern edge of the driveway North 66° 58' 8" West for 3.00 feet; ; thence running North 20° 46' 20" East for 72.94 feet to the southerly Right of Way line of Clifford Road: thence along southerly Right of Way line of Clifford Road South 69° 13' 40" East a distance of 3.02 feet to the point or place of beginning.

Section 2 – Description of Grantors Land. "Grantors Land" is described as Tax Parcel No. (S-B-L) 55.6-5-46 of the Town of Colonie, Village of Menands, County of Albany, New York, commonly known as 35 Clifford Road, and recorded in the Albany County Clerk's Office in Book 3122 at page 979

Section 3 – Location of the Easement. The "Easement" is shown on the survey entitled "35 Clifford Road", which copy is attached hereto as intended to show that portion of Grantors' property subject to the easement.

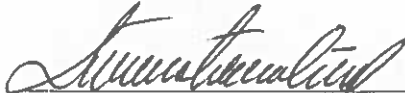
Section 4 – General Provisions. Grantors, for itself, its heirs, legal representatives, successors and assigns, hereby covenants and agrees with Grantee that no act will be permitted or conducted within the Easement which is inconsistent with the purpose of the Easement which is for a shared driveway. Grantees shall be responsible for maintenance and repair of any damage to said portion of the shared driveway that may be caused by the use of the Grantee

Section 5 – Indemnification. Grantees agree to indemnify and hold the Grantors, its successors and assigns, harmless of and from any loss, cost, damage or liability directly resulting from the negligence or intentional misconduct of the Grantees which occurs or arises as a result of the exercise by the Grantees of the easement herein granted.

This Easement is an easement in gross for the benefit of Grantees, its successors and assigns, and shall at all times be deemed to be and shall be a continuing covenant running with the Grantors Land and shall be binding upon Grantors heirs, legal representatives, successors and assigns.

IN WITNESS WHEREOF, Grantors has duly executed this Agreement under seal this
21 day of July, 2026.

DONALD A. HANDERHAN
Notary Public, State of New York
Qualified in Albany County
No. 01HA6396471
Commission Expires 8/19/2027


NURETTIN ULUKAYA, Grantor


BEDRIYE ULUKAYA, Grantor

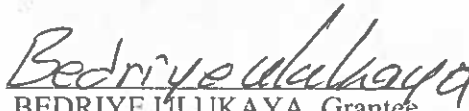
STATE OF NEW YORK) ss:
COUNTY OF)

On the 21 day of July, in the year 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared **Nurettin Ulukaya and Bedriye Ulukaya** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by his/her/their signature(s) on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.


Notary Public

DONALD A. HANDERHAN
Notary Public, State of New York
Qualified in Albany County
No. 01HA6396471
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NURETTIN ULUKAYA, Grantee


BEDRIYE ULUKAYA, Grantee

STATE OF NEW YORK) ss:
COUNTY OF)

On the 21 day of July, in the year 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared **Nurettin Ulukaya and Bedriye Ulukaya** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by his/her/their signature(s) on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.


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