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*Attorneys for Debtor New York City Off-Track
Betting Corporation*

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

In re	Chapter 9
NEW YORK CITY OFF-TRACK BETTING CORPORATION,	Case No. 09-17121 (MG)
Debtor. ¹	

**MOTION FOR AN ORDER EXTENDING THE TIME TO ASSUME OR REJECT
UNEXPIRED NONRESIDENTIAL REAL PROPERTY LEASES**

New York City Off-Track Betting Corporation (“NYC OTB”), hereby moves this Court for an order (a) extending the time to assume or reject unexpired nonresidential real property Leases (defined below) for 90 days, to and including October 18, 2010 in accordance with sections 365(d)(4) and 901 of the Bankruptcy Code, Rule 9013 of the Federal Rules of Bankruptcy Procedure, and Local Rule 9013-1, and (b) granting related relief. In support of this Motion, NYC OTB respectfully represents as follows:

¹ NYC OTB’s address is 1501 Broadway, New York, NY 10036. NYC OTB’s tax identification number is 13-2664509.

JURISDICTION AND VENUE

1. This Court has jurisdiction to consider this Motion under 28 U.S.C. §§157 and 1334. This is a core proceeding under 28 U.S.C. §157(b). Venue is proper before this Court under 28 U.S.C. §§1408 and 1409.

2. The statutory predicates for the relief requested by this Motion are sections 365(d)(4) and 901 of the Bankruptcy Code.

RELIEF REQUESTED

3. In accordance with section 365(d)(4) and section 901 of the Bankruptcy Code, Rule 9013 of the Federal Rules of Bankruptcy Procedure, and Local Rule 9013-1, NYC OTB seeks the entry of an order extending the period in which it may assume or reject certain unexpired leases of nonresidential real property (collectively, the “**Leases**”) identified on Annex A attached hereto through and including October 18, 2010. The initial 120-day period in which NYC OTB must assume or reject the Leases expires on July 20, 2010. Because NYC OTB requires additional time to determine whether to assume or reject the Leases, a 90-day extension through and including October 18, 2010 is necessary and appropriate.

FACTUAL BACKGROUND

4. On December 3, 2009 (the “**Petition Date**”), NYC OTB filed a voluntary petition [Docket No. 1] for relief under chapter 9 of Title 11 of the United States Code (the “**Bankruptcy Code**”). The factual background regarding NYC OTB, including the business operations, the capital and debt structure, and the events leading to the filing of

the chapter 9 case, is set forth in detail in the Declaration of Robert J. Garry in Support of the Chapter 9 Petition and the Statement of Qualifications [Docket No. 2], the Declaration of Raymond Casey in Support of the Chapter 9 Petition and the Statement of Qualifications [Docket No. 3] and in this Court's Opinion and Order Overruling Objections of New York Racing Association, Inc., New York Thoroughbred Horsemen's Association, Inc., and New York Thoroughbred Breeders, Inc. to Debtor's Bankruptcy Petition and Statement of Qualifications Under § 109(c) [Docket No. 63].

5. As of the Petition Date, NYC OTB was the lessee under 61 unexpired leases of nonresidential real property.

6. Since the Petition Date, two of the leases have expired according to their terms or have been terminated according to early termination provisions negotiated by NYC OTB and the respective lessors.

7. Remaining Leases include 56 branch locations where customers place wagers, a garage, a warehouse facility, and NYC OTB's headquarters location at 1501 Broadway, New York, New York, which houses NYC OTB's administrative and support departments and telephone betting and internet wagering operations. The parties to and locations of such Leases are listed on Annex A attached hereto.

8. On March 22, 2010, this Court entered an order for relief (the "**Order for Relief**") [Docket No. 64] in the case. Section 365(d)(4) provides that a nonresidential real property lease is deemed rejected if the lease is not assumed within 120 days after the order for relief, but the court may extend the 120-day period for up to 90 days for cause. In this case, 120 days after the Order for Relief is July 20, 2010.

9. Since the entry of the Order for Relief, NYC OTB has been engaged in extensive negotiations with the New York State Legislature, the New York Governor, the Official Committee of Unsecured Creditors and other stakeholders to negotiate a plan of debt adjustment that can be confirmed in the chapter 9 case.

10. On June 4, 2010, NYC OTB's Chairman, Meyer S. Frucher, tendered his resignation to Governor David Paterson. Governor Paterson has appointed Lawrence Schwartz as the new Chairman of NYC OTB. NYC OTB's new Chairman is engaged in a review of NYC OTB's operations and requires additional time to complete this process and determine the strategic direction of NYC OTB.

11. While NYC OTB's new Chairman performs his review of NYC OTB's operations and negotiations with stakeholders continue, NYC OTB is not in a position to make the best decision as to which leases to assume.

BASIS FOR RELIEF

I. The Court Should Authorize an Extension of the Time to Assume or Reject the Unexpired Nonresidential Leases.

A. The Court may extend the time for assumption or rejection of an unexpired nonresidential lease for a period of 90 days on a showing of cause.

12. Section 365(d)(4)(B)(i) of the Bankruptcy Code provides that an unexpired lease of nonresidential real property under which the debtor is the lessee shall be deemed rejected if the trustee does not assume or reject the unexpired lease by the earlier of 120 days after the date of the order for relief or the date of the entry of an order confirming a plan. However, the time for such assumption or rejection may be extended for a period of 90 days if the bankruptcy court grants a motion for such extension within the 120-day period upon a showing of cause. See 11 U.S.C. § 365(d)(4)(A).

13. Courts typically consider a variety of factors in determining whether cause exists to grant of an extension of time to assume or reject under §365(d)(4) of the Bankruptcy Code. Such factors include: (i) whether the debtor has had sufficient time to evaluate its leases to decide whether to assume or reject; (ii) whether the case is complex and involves numerous leases; (iii) whether the lease is the debtor's primary asset; and (iv) whether the debtor is paying for use of the property. See Theatre Holding Corp. v. Mauro, 681 F.2d 102, 105 (2d Cir. 1982); In re Burger Boys, Inc., 94 F.3d 755, 761 (2d Cir. 1996).

B. Cause exists to justify the requested extension in NYC OTB's chapter 9 case.

14. In this case, there is cause for this Court to grant a 90-day extension of this period through and including October 18, 2010 in accordance with 11 U.S.C. § 365(d)(4)(A).

15. First, it is difficult for NYC OTB to evaluate each of the Leases to determine whether they should be assumed or rejected while plan negotiations proceed and NYC OTB's new Chairman engages in a review of operations. Negotiations with stakeholders concerning NYC OTB's plan of debt adjustment remain ongoing and NYC OTB's recently appointed Chairman has just begun his review of NYC OTB's operations. The new Chairman requires additional time to complete his review of NYC OTB's operations and NYC OTB requires additional time to continue plan negotiations and continue the process of evaluating each of the remaining Leases to determine whether assumption or rejection would be in accordance with a plan for continued operations.

16. Second, NYC OTB's case is complex. As a municipality, NYC OTB must balance its responsibilities to the public with the need for an effective reorganization of its business operations. The demands of the chapter 9 case have consumed much of the time and energy of NYC OTB's management staff. This complexity is amplified by the number of Leases to be considered in an accelerated time period. As such, NYC OTB needs additional time to make a prudent determination of which Leases to assume or reject.

17. Third, the Leases represent primary components of NYC OTB's operations. All of NYC OTB's wagering operations are located on leased premises; thus, the decision to accept or reject each of these leases has a direct impact on NYC OTB's operating budget and bottom line. Additionally, NYC OTB's headquarters, warehouse, garage and telephone and internet wagering operations are located on leased premises. These locations represent the nerve center of current operations, and consequently, it is important that NYC OTB devote adequate time and attention to determine whether these Leases should be assumed or rejected.

18. Finally, despite the complexity of NYC OTB's case, NYC OTB is paying for its use of each of the properties it occupies under the Leases. NYC OTB has fulfilled its undisputed postpetition obligations under the each of the Leases in compliance with section 365(d)(3) of the Bankruptcy Code and intends to continue to remain current on these obligations.

19. Given the importance of the Leases to the continued operations of NYC OTB, the complexity of the case, the recent change in NYC OTB's leadership and the ongoing nature of plan negotiations, it is impractical for NYC OTB to make a prudent

decision as to whether to assume or reject each of the Leases before July 20, 2010.

Prudence requires that NYC OTB devote adequate time and attention to determine whether these Leases should be assumed or rejected to support a plan of debt adjustment and continuation of operations. Accordingly, the proposed extension of the 120-day period for 90 days through and including October 18, 2010 is necessary and appropriate.

CONCLUSION

WHEREFORE, NYC OTB respectfully requests that the Court enter an order in the form attached hereto as Exhibit A granting the extension of the time to assume or reject the Leases and granting such other and further relief as the Court deems just and proper.

Dated: June 16, 2010

CRAVATH, SWAINE & MOORE LLP

By : s/ Richard Levin
RICHARD LEVIN (RL 1651)
A member of the Firm

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825 Eighth Avenue
New York, NY 10019
(212) 474-1000

*Attorneys for Debtor New York City Off-
Track Betting Corporation*

ANNEX A

SCHEDULE OF LEASES

Schedule of Leases

No.	Location	Lessor	Lessee
1	1501 Broadway New York, NY 10036	Paramount Leasehold Management Corp. c/o Newmark and Company Real Estate, Inc. 125 Park Avenue New York, NY 10017	NYC OTB
2	53-06 Grand Avenue Maspeth, NY 11378	53 Grand Associates, LLC c/o Steel Equities, 700 Hicksville Road, Bethpage, New York 11714	NYC OTB
3	53-10 Grand Avenue Maspeth, NY 11378	Grand Basket Co., Inc. 53-06 Grand Avenue Maspeth, NY 11378	NYC OTB
4	117-09 Jamaica Avenue Queens, NY 11418	RJSE Holdings, LLC c/o Sean H. Rooney, Esq. 175 Remsen Street Brooklyn, NY 11201	NYC OTB
5	1612 East 16 th Street Brooklyn, NY 11229	Parsh Realty Co., Inc. Sid Golden, President 104-26 Jamaica Avenue Richmond Hill, NY 11418	NYC OTB
6	2145 White Plains Road Bronx, NY 10462	Salomon Cojab D/B/A/ Jacal Realty Co. 4309 13 th Avenue New York, NY 11219	NYC OTB
7	2168 86 th Street Brooklyn, NY 11214	Sibel Realty Associates 146 Hanse Avenue Freeport, NY 11520	NYC OTB
8	25 Park Place New York, NY 10017	11 Park Place Associates, LLC c/o GVA Williams 380 Madison Avenue New York, NY 10017	NYC OTB
9	160-38 Northern Blvd. Queens, NY 11358	Lu Management Company, Inc. (Sub-owner) P.O. Box 580097 Flushing, NY 11358 Louis Cerrone and Mary Ann Cerrone (Owner) 29-39 214 th Place Bayside, NY 11360	NYC OTB

Schedule of Leases

No.	Location	Lessor	Lessee
10	Yankee Clipper 170 John Street New York, NY 10038	Patrick Cooney 170 John Street New York, NY 10038	NYC OTB
11	87-16 Astoria Blvd. Queens, NY 11369	Sheena Associates LLC 13 Hickory Drive Great Neck, NY 11021	NYC OTB
12	8621 Fifth Avenue Brooklyn, NY 11209	Fourback LLC c/o Vincent J. Romano, Esq. Suite 1800 32 Court Street Brooklyn, NY 11201	NYC OTB
13	1438 Williamsbridge Road, Bronx, NY 10461	Altantis Business Corporation 252-47 Leith Road Little Neck, NY 11362	
14	4013 13 th Avenue Brooklyn, NY 11218	Anthony Realty LLC P.O. Box 887 Forest Hills, NY 11375	NYC OTB
15	276 Avenue X Brooklyn, NY 11223	Anthony F. Guarino 2425 West 2 nd Street Brooklyn, NY 11223	NYC OTB
16	1204 Neptune Avenue Brooklyn, NY 11224	Luna Park Shopping Center, LLC c/o John Psaras 7916 Fifth Avenue Brooklyn, NY 11209	NYC OTB
17	6305 18 th Avenue Brooklyn, NY 11204	Han Suk Kang 11 Loretta Drive Syosset, NY 11791	NYC OTB
18	7206 13 th Avenue Brooklyn, NY 11228	Carol Catanese Mae Caputo-Hunt Connie Tabbitas 164 Beverly Street Staten Island, NY 10305	NYC OTB

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20	4324 Amboy Road Staten Island, NY 10312	Eltingville Shopping Center LLC 118-35 Queens Blvd. Forest Hills, NY 11375	NYC OTB
21	25-14 Broadway Astoria, NY 11106	Society of Epirotos Anagenesis, Inc. 25-14 Broadway Astoria, NY 11106	NYC OTB
22	200 Varick Street New York, NY 10014	200 Varick Street Associates LLC c/o Newmark & Company Real Estate Inc. 125 Park Avenue New York, NY 10017	NYC OTB
23	495 Fifth Avenue Brooklyn, NY 11215	Metropolitan Management, LLC c/o Elysee Investment 601 West 182 nd Street New York, NY 10033	NYC OTB
24	1367 Rockaway Parkway Brooklyn, NY 11236	Cosmo Marino and Jennie Marino 942 East 94 th Street New York, NY 11236	NYC OTB
25	1935 Westchester Avenue Bronx, NY 10462	1935 Westchester Avenue Realty Associates, LLC 110 West 34 th Street New York, NY 10001	NYC OTB
26	44-05 Queens Blvd. Queens, NY 11104	Haig Dadourian 936 Merion Square Road Gladwyne, PA 19035	NYC OTB
27	1318 Second Avenue New York, NY 10021	MacArthur Properties LLC 140 East 56 th Street New York, NY 10022	NYC OTB

Schedule of Leases

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28	2112-14 Rockaway Parkway Brooklyn, NY 11236	2000 Rockaway Parkway Associates c/o ISJ Management Corp. 110 West 34 th Street 9 th Floor New York, NY 10001	NYC OTB
29	712-714 Third Avenue New York, NY 10017	Clemons Properties Partners and The Estate of Leonard Marx, Sr. 708 Third Avenue 31st Floor New York, NY 10017	NYC OTB
30	7-8 Chatham Sq. New York, NY	C.Y. Realty Corp. 39 Bowery St. New York, NY 10036	NYC OTB
31	2795 Richmond Avenue Staten Island, NY 10314	MRP Family Holdings, LLC c/o Pergament Investments Inc. Attn: Cathy Dubas 1500 Old Northern Boulevard Roslyn, NY 11576	NYC OTB
32	515 Seventh Avenue # 119 New York, NY 10018 Winner's Circle	515 Seventh Associates c/o Blenheim Realty LTD. 1001 Avenue of the Americas Suite 418 New York, NY 10018	NYC OTB
33	515 Seventh Avenue #219 New York, NY 10018 Winner's Circle	515 Seventh Associates c/o Blenheim Realty LTD. 1001 Avenue of the Americas Suite 418 New York, NY 10018	NYC OTB
34	106-110 Lafayette Street New York, NY 10013	CHH Realty 589 Broadway New York, NY 10012	NYC OTB
35	107-40 Queens Boulevard Forest Hills, NY 11375	The Brothers Prudential Co., LLC 107-40 Queens Boulevard Apt. 5H Forest Hills, NY 11375	NYC OTB

Schedule of Leases

No.	Location	Lessor	Lessee
36	136-55 Roosevelt Avenue Queens, NY 11354	Amity Holding Co. c/o Flushing-Kent Realty Corp. 136-48 39 th Avenue Flushing, NY 11354	NYC OTB
37	5704 Fifth Avenue Brooklyn, NY 11220	Harold Coyne and Selma Coyne 12234 Congressional Avenue Boynton Beach FL 33437 & Mildred Coyne 7356 Fairfax Drive Tamarac, FL 33321	NYC OTB
38	62-17 Roosevelt Avenue Queens, NY 11377	Subong Estates Inc. c/o Su Y. Choi 45 Bristol Drive, Manhasset, NY 11030	NYC OTB
39	801-815 East 241 st Street, Bronx, NY 10407	801-815 Landlord Associates, Inc. 3 Cortlandt Street Mount Vernon, NY 10550	NYC OTB
40	756 Manhattan Avenue Brooklyn, NY 11222	LSG Holdings, LLC 3 Dogwood Court Glen Head, NY 11545	NYC OTB
41	69-67 Grand Avenue Queens, NY 11378	Angelo Kantlis 26-20 203rd Street Bayside, NY 11360	NYC OTB
42	4325 Boston Post Road Bronx, NY	Levin Properties, L.P. c/o Levin Management Corporation P.O. Box 326 Plainfield, NJ 07061	NYC OTB
43	179-30 Hillside Avenue, Queens, NY 11432	Sam Zellinger 141-14 71 st Road Flushing, NY 11367	NYC OTB
44	6719 Bay Parkway Brooklyn, NY 11204	Baymor Properties Inc. 225 Bay 8th Street Brooklyn, NY 11204	NYC OTB

Schedule of Leases

No.	Location	Lessor	Lessee
45	86 Livingston Street Brooklyn, NY 11201	Livingston Associates [2007] 86 Livingston Street Brooklyn, NY 11201	NYC OTB
46	31-35 Downing Street Queens,. NY 11354	12-10 30th Avenue Corp. 159 Northern Blvd. Suite 203 Great Neck, New York 11021	NYC OTB
47	245-19 Jamaica Avenue, Queens, NY 11426	Bellerose Realty Associates, LLC 421 Seventh Avenue New York, NY 10001	NYC OTB
48	143 West 72 nd Street New York, NY 10023	Par West LLC 143 West 72nd Street New York, NY 10023	NYC OTB
49	2901 Avenue U Brooklyn, NY 11229	Frank Fontana and Mary Fontana 2580 National Drive Brooklyn, NY 11234	NYC OTB
50	42-46 West 48th Street New York, NY 10036	ELO Realty Corporation 42 West 48th Street Suite 206 New York, NY 10036	NYC OTB
51	45 Remsen Avenue Brooklyn, NY 11212	Utica and Remsen, LLC 20 East 46th Street New York, NY 10017	NYC OTB
52	1520 Flatbush Brooklyn, NY 11210	1520 Flatbush Ave. Inc. c/o Sutton Management Corp. 1407 Broadway 30 th Floor New York, NY 10018	NYC OTB
53	22-72 31 st Street Astoria, NY 11105	Argo Management Co., LLC 60 Hillside Avenue Manhasset, NY 11030	NYC OTB
54	253-01 Northern Blvd. Queens NY 11362	25301 Corporation [2006] c/o DJ. Kim 4515 Iris Lane Great Neck, NY 11020	NYC OTB

Schedule of Leases

No.	Location	Lessor	Lessee
55	170 West 233rd Street Bronx, NY 10463	233rd Street Partnership, LP 200 Center Avenue Room 602 Fort Lee, NJ 07024	NYC OTB
56	991 Second Avenue #136 New York, NY 10022 inside track	991 Second Avenue, L.L.C. 65 Bancker Street Englewood, NJ 07631	NYC OTB
57	991 Second Avenue #236 New York, NY 10022	991 Second Avenue, L.L.C. 65 Bancker Street Englewood, NJ 07631	NYC OTB
58	94-00 Liberty Avenue Ozone Park NY 11417	94-00 Liberty, Inc. c/o Einsidler Management, Inc. 94-00 Liberty Avenue Ozone Park NY 11417	NYC OTB
59	11114 Flatlands Avenue Brooklyn, NY 11207	Feinrose Associates 560 Sylvan Avenue Englewood Cliffs, NJ 07632	NYC OTB

EXHIBIT A

PROPOSED ORDER

Richard Levin (RL 1651)
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Worldwide Plaza
825 Eighth Avenue
New York, NY 10019
Telephone: (212) 474-1000
Facsimile: (212) 474-3700

*Attorneys for the New York City Off-Track
Betting Corporation*

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

In re

NEW YORK CITY OFF-TRACK BETTING
CORPORATION,

Debtor.¹

Chapter 9

Case No. 09-17121 (MG)

**[PROPOSED] ORDER EXTENDING THE TIME TO ASSUME OR REJECT UNEXPIRED
NONRESIDENTIAL REAL PROPERTY LEASES**

Upon consideration of the Motion (the “**Motion**”) for an order (the “**Order**”) (a) extending the time to assume or reject unexpired nonresidential real property Leases (as described in the Motion) for 90 days, to and including October 18, 2010 in accordance with sections 365(d)(4) and 901 of the Bankruptcy Code and Rule 9013 of the Federal Rules of Bankruptcy Procedure, and Local Rule 9013-1, and for related relief, the Court finding that proper and adequate notice of the Motion has been given and that no other or further notice is necessary, and having determined that

¹ NYC OTB’s address is 1501 Broadway, New York, NY 10036. NYC OTB’s tax identification number is 13-2664509.

the relief requested in the Motion is appropriate and authorized by the Bankruptcy Code and the Bankruptcy Rules,

It is hereby **ORDERED**:

1. The Motion is granted.
2. The time within which NYC OTB may assume or reject the Leases in accordance with section 365(d)(4) of the Bankruptcy code is extended for 90 days, to and including October 18, 2010.
3. The Court retains jurisdiction with respect to all matters arising from or related to the implementation of this Order.

Dated: July __, 2010

UNITED STATES BANKRUPTCY JUDGE

EXHIBIT B

Richard Levin (RL 1651)
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Telephone: (212) 474-1000
Facsimile: (212) 474-3700

*Attorneys for Debtor New York City Off-Track
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**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

In re

NEW YORK CITY OFF-TRACK BETTING
CORPORATION,

Debtor.¹

Chapter 9

Case No. 09-17121 (MG)

**NOTICE OF MOTION FOR AN ORDER EXTENDING THE TIME TO ASSUME OR
REJECT UNEXPIRED NONRESIDENTIAL REAL PROPERTY LEASES**

PLEASE TAKE NOTICE that on June 16, 2010, New York City Off-Track Betting Corporation (“**NYC OTB**”) filed a Motion (the “**Motion**”) in the above-referenced chapter 9 case which, among other things, requested an order extending the time to assume or reject unexpired nonresidential real property Leases identified on Schedule A attached hereto for 90 days, to and including October 18, 2010 in accordance with sections 365(d)(4) and 901 of the Bankruptcy Code and Rule 9013 of the Federal Rules of Bankruptcy Procedure, and Local Rule 9013-1.

¹NYC OTB’s address is 1501 Broadway, New York, NY 10036. NYC OTB’s tax identification number is 13-2664509.

PLEASE TAKE FURTHER NOTICE that a hearing on the Motion will be held before the Honorable Martin Glenn of the United States Bankruptcy Court for the Southern District of New York (the “**Court**”) in room 501 of the United States Bankruptcy Court, located at One Bowling Green, New York, New York 10004 on July 13, 2010 at 10:00 A.M. (Eastern Time).

PLEASE TAKE FURTHER NOTICE that, the Court requires any objection to the relief requested in the Motion to be (a) filed with the Office of the Clerk of the Court no later than July 6, 2010 at 4:00 P.M. (Eastern Time) (the “**Objection Deadline**”), (b) served upon counsel for NYC OTB, Cravath, Swaine & Moore LLP, Worldwide Plaza, 825 Eighth Avenue, New York, NY 10019, Attn: Richard Levin, so as to be received by the Objection Deadline and (c) served upon counsel for the Official Committee of Unsecured Creditors, Blank Rome LLP, The Chrysler Building, 405 Lexington Avenue, New York, NY 10174, Attn: Marc E. Richards & Andrew B. Eckstein so as to be received by the Objection Deadline.

PLEASE TAKE FURTHER NOTICE that copies of the Motion can be obtained by using the Court’s electronic case filing system at www.nysb.uscourts.gov using a PACER password or by contacting counsel for NYC OTB. To obtain a PACER password, visit the PACER website at <http://pacer/psc.uscourts.gov>.

Dated: June 16, 2010

CRAVATH, SWAINE & MOORE LLP

By : s/ Richard Levin
RICHARD LEVIN (RL 1651)
A member of the Firm

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825 Eighth Avenue
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Schedule A

Leases

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36	136-55 Roosevelt Avenue Queens, NY 11354	Amity Holding Co. c/o Flushing-Kent Realty Corp. 136-48 39 th Avenue Flushing, NY 11354	NYC OTB
37	5704 Fifth Avenue Brooklyn, NY 11220	Harold Coyne and Selma Coyne 12234 Congressional Avenue Boynton Beach FL 33437 & Mildred Coyne 7356 Fairfax Drive Tamarac, FL 33321	NYC OTB
38	62-17 Roosevelt Avenue Queens, NY 11377	Subong Estates Inc. c/o Su Y. Choi 45 Bristol Drive, Manhasset, NY 11030	NYC OTB
39	801-815 East 241 st Street, Bronx, NY 10407	801-815 Landlord Associates, Inc. 3 Cortlandt Street Mount Vernon, NY 10550	NYC OTB
40	756 Manhattan Avenue Brooklyn, NY 11222	LSG Holdings, LLC 3 Dogwood Court Glen Head, NY 11545	NYC OTB
41	69-67 Grand Avenue Queens, NY 11378	Angelo Kantlis 26-20 203rd Street Bayside, NY 11360	NYC OTB
42	4325 Boston Post Road Bronx, NY	Levin Properties, L.P. c/o Levin Management Corporation P.O. Box 326 Plainfield, NJ 07061	NYC OTB
43	179-30 Hillside Avenue, Queens, NY 11432	Sam Zellinger 141-14 71 st Road Flushing, NY 11367	NYC OTB
44	6719 Bay Parkway Brooklyn, NY 11204	Baymor Properties Inc. 225 Bay 8th Street Brooklyn, NY 11204	NYC OTB

Schedule of Leases

No.	Location	Lessor	Lessee
45	86 Livingston Street Brooklyn, NY 11201	Livingston Associates [2007] 86 Livingston Street Brooklyn, NY 11201	NYC OTB
46	31-35 Downing Street Queens,. NY 11354	12-10 30th Avenue Corp. 159 Northern Blvd. Suite 203 Great Neck, New York 11021	NYC OTB
47	245-19 Jamaica Avenue, Queens, NY 11426	Bellerose Realty Associates, LLC 421 Seventh Avenue New York, NY 10001	NYC OTB
48	143 West 72 nd Street New York, NY 10023	Par West LLC 143 West 72nd Street New York, NY 10023	NYC OTB
49	2901 Avenue U Brooklyn, NY 11229	Frank Fontana and Mary Fontana 2580 National Drive Brooklyn, NY 11234	NYC OTB
50	42-46 West 48th Street New York, NY 10036	ELO Realty Corporation 42 West 48th Street Suite 206 New York, NY 10036	NYC OTB
51	45 Remsen Avenue Brooklyn, NY 11212	Utica and Remsen, LLC 20 East 46th Street New York, NY 10017	NYC OTB
52	1520 Flatbush Brooklyn, NY 11210	1520 Flatbush Ave. Inc. c/o Sutton Management Corp. 1407 Broadway 30 th Floor New York, NY 10018	NYC OTB
53	22-72 31 st Street Astoria, NY 11105	Argo Management Co., LLC 60 Hillside Avenue Manhasset, NY 11030	NYC OTB
54	253-01 Northern Blvd. Queens NY 11362	25301 Corporation [2006] c/o DJ. Kim 4515 Iris Lane Great Neck, NY 11020	NYC OTB

Schedule of Leases

No.	Location	Lessor	Lessee
55	170 West 233rd Street Bronx, NY 10463	233rd Street Partnership, LP 200 Center Avenue Room 602 Fort Lee, NJ 07024	NYC OTB
56	991 Second Avenue #136 New York, NY 10022 inside track	991 Second Avenue, L.L.C. 65 Bancker Street Englewood, NJ 07631	NYC OTB
57	991 Second Avenue #236 New York, NY 10022	991 Second Avenue, L.L.C. 65 Bancker Street Englewood, NJ 07631	NYC OTB
58	94-00 Liberty Avenue Ozone Park NY 11417	94-00 Liberty, Inc. c/o Einsidler Management, Inc. 94-00 Liberty Avenue Ozone Park NY 11417	NYC OTB
59	11114 Flatlands Avenue Brooklyn, NY 11207	Feinrose Associates 560 Sylvan Avenue Englewood Cliffs, NJ 07632	NYC OTB