

Ditmas Park Capital LP

Promissory Note

August, 2016

FOR VALUE RECEIVED, Ditmas Park Capital, LP ("Borrower"), promises to pay to _____ ("Lender"), in lawful money of the United States of America, the principal sum of _____. Interest shall be payable monthly in arrears on the unpaid principal balance at an annual rate equal to six percent (6%).

The principal amount of this Note shall be due and payable in whole or in part at any time upon 30 days written notice by the Lender. The Note is subordinated to any bank or institutional financing, however, it is payable before any distributions to Limited Partners in the event of an insolvency by the Borrower.

All payments of principal and interest on this Note shall be made either by ACH to bank account _____ or by check to Lender at

_____ S.S. #

Borrower may, without premium or penalty, at any time and from time to time, prepay all or any portion of the outstanding principal balance due under this Note, provided that each such prepayment is accompanied by accrued interest on the amount of principal prepaid calculated to the date of such prepayment.

The Borrower shall be in default, and the whole of the principal sum of this Note, together with all interest accrued and unpaid thereon and all other sums due under this Note shall become immediately due and payable at the option of Lender in the event the Borrower fails to make any payment hereunder.

In the event there is a dispute between the parties to this Note, the dispute will be settled by binding arbitration to be held before Rabbi Dov Kahan (residing at 421 Ashley Ave, Lakewood, N.J.)

This Note shall not be assigned or transferred by Lender without the express prior written consent of Borrower. Subject to the preceding sentence, this Note will be binding in all respects upon Borrower and inure to the benefit of Lender and its successors and assigns.

IN WITNESS WHEREOF, Borrower has executed and delivered this Note as of the date first stated above.

Ditmas Park Capital, LP

Lender

By: _____
David Hertz, General Partner

By: _____
Name