

INFORMATION ITEMS

**REPORT ON AGREEMENTS ENTERED INTO DIRECTLY BY THE REAL ESTATE DEPARTMENT PURSUANT TO BOARD POLICIES
FEBRUARY 2026**

Agency	Agreement Type/ Counterparty	Location/Premises	Use	Term	Compensation	RFP Proposals	Transaction Manager
NYCT	<u>License Agreement</u> Licensee: Jason Forrest	NYCT's Lexington Avenue/51st Street Station - Unit 2	Use of a retail unit for the installation, maintenance, and display of artwork	One (1) year	None	N/A	Ray Smyth
NYCT	<u>First Amendment to Restroom Facilities Agreement</u> Permitter: Loula Coffee Shop Inc.	169-23 Jamaica Avenue, Jamaica, NY 11432	Use of restroom facilities for MTA bus drivers and employees.	One (1) year term, with automatic one-year renewals	\$300 per month	N/A	Ray Smyth
NYCT	<u>License Agreement</u> Licensor: Queens BallparkCompany LLC	126-01 Roosevelt Avenue, Corona, NY 11368	Use of portions of South Field Parking Lot for construction staging to support track panel installation	One (1) month	None	N/A	Arturo Espinoza
MNR	<u>Lease Agreement</u> Licensee: Yono Grand Central, LLC	Grand Central Terminal - Dining Concourse LC-9	License agreement for the retail sale of fresh high-quality sushi	3 Years with 3% annual escalations	<u>Year Rent</u> 1 \$100,000.00 2 \$103,000.00 3 \$106,090.00	N/A	Danielle M. Gaudio
MNR	<u>Lease Agreement</u> Licensee: Barberino NY LLC	Grand Central Terminal - Lexington Passage MC-79	Lease agreement for the retail sale of luxury men's grooming brand products.	5 Years with 3% annual escalations	<u>Year Rent</u> 1 \$170,000.00 2 \$175,100.00 3 \$180,353.00 4 \$185,764.00 5 \$191,337.00 NPV @ 6% \$757,764.22	Dr Kirshchner <u>Year Rent</u> 1 \$18,000.00 2 \$24,000.00 3 \$24,000.00 4 \$30,000.00 5 \$30,000.00 NPV @ 6% \$104,672.46 Two Kids and a Dog <u>Year Rent</u> 1 \$3,000.00 2 \$3,200.00 3 \$3,400.00 4 \$3,500.00 5 \$3,600.00 NPV @ 6% \$13,995.34	Danielle M. Gaudio