

COUNTY OF NASSAU

LOBBYIST REGISTRATION AND DISCLOSURE FORM

1. Name, address and telephone number of lobbyist(s)/lobbying organization. The term "lobbyist" means any and every person or organization retained, employed or designated by any client to influence - or promote a matter before - Nassau County, its agencies, boards, commissions, department heads, legislators or committees, including but not limited to the Open Space and Parks Advisory Committee and Planning Commission. Such matters include, but are not limited to, requests for proposals, development or improvement of real property subject to County regulation, procurements. The term "lobbyist" does not include any officer, director, trustee, employee, counsel or agent of the County of Nassau, or State of New York, when discharging his or her official duties.

Park Strategies, LLC; 101 Park Avenue, Suite 2506; New York, NY 10179; (212) 883-5608

Alfonse D'Amato, Armand D'Amato, Christopher D'Amato, Jeffery Lovell, William McGahay, Ryan Moses, Joseph Rossi

2. List whether and where the person/organization is registered as a lobbyist (e.g., Nassau County, New York State):

New York State - NYS Joint Commission on Public Ethics New York City - Clerk of the City of NY, Lobbying Bureau US Senate US House of Representatives Nassau County Suffolk County

3. Name, address and telephone number of client(s) by whom, or on whose behalf, the lobbyist is retained, employed or designated:

See attached					
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4. Describe lobbying acti	vity conducted	or to be con	Anotod in Nos	an Carreta a	2. 5.4
client(s) for each activity listed	1. See nage 4	for a comple	te description	sau County, a	nd identity
See attached	- oo page , ,	tor a compre	te description	t or ronnying	activities.
See attached					
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7					
5. The name of persons, o	rganizations or	governmenta	il entities befo	re whom the	lobbyist
expects to lobby:					
Nassau County: Executive,	Comptroller, A	Attorney Lea	rislature De	nartment of I	Public
works, nealth Department.	University Me	dical Center	'Health Care	Corn Office	o of
Shared Services, Departme	nt of Informati	on Tecnolog	v. Interim Fi	nance Autho	rity
Probation Department			,,,		'''LY',

NASSAU COUNTY CLIENT & ACTIVITY LIST 2020

- (a) Address and telephone numbers of clients
- (b) Lobbying activity conducted, or to be conducted, in Nassau County
- (1) Juice Press, Inc.
- a. 110 East 591 h Street 281 h Floor, New York, NY 10022, (212) 507-9778
- b. Facilitate meetings with County representatives and County legislators to discuss food service, food code, permitting and manufacturing.
- (2) Microsoft
- a. 901 K Street NW, Washington D.C., 20001, (212) 263-5900
- b. Facilitate meetings with County representatives and County legislators to discuss software and information technology services and solutions
- (3) Nassau Health Care Corporation
- a. 2201 Hempstead Turnpike, East Meadow, NY 11445, (516) 572-2800
- b. Facilitate meetings with County representatives and County legislators to discuss provisions of healthcare services, funding for healthcare services, and real estate development.
- (4) Nassau Regional Off-Track Betting Corporation
- a.139 Liberty Avenue, Mineola, NY 11501, (516) 572-2800
- b. Facilitate meetings with County representatives and County legislators to discuss racing, wagering and operation of VLT's at OTB parlors.
- (5) South Nassau Communities Hospital
- a.One Healthy Way Oceanside, NY 11572 (516) 632-3093
- b.Facilitate meetings with County representatives related to provisions of hospital based health care services, health care facilities and technologies, public funding of health care services, Medicaid and Medicaid related funding issues.
- (6) Benchmark Senior Living
- a. 201 Jones Road, Suite 300 West, Waltham, MA 02451, (781) 489-7114
- b. Obtain local government approvals to construct and operate assisted living facilities.
- (7) Tekni-Plex, Inc.
- a. 460 E Swedesford Road, Suite 3000, Wayne, PA 19087, (484) 831-3426
- b. Contact local legislators in connection with proposed polystyrene legislation and regulation which will impact client's interests.

NASSAU COUNTY CLIENT & ACTIVITY LIST 2020

- (8) Nassau HUB Master a.625 RXR Plaza, Uniondale, NY 11556 (516) 506-6777
- B. Advocacy in front of the Office of the County Executive and County Legislature in support of the Nassau HUB redevelopment initiative.

- 6. If such lobbyist is retained or employed pursuant to a written agreement of retainer or employment, you must attach a copy of such document; and if agreement of retainer or employment is oral, attach a written statement of the substance thereof. If the written agreement of retainer or employment does not contain a signed authorization from the client by whom you have been authorized to lobby, separately attach such a written authorization from the client.
- 7. Within the previous year, has the lobbyist/lobbying organization or any of its corporate officers provided campaign contributions pursuant to the New York State Election Law to the campaign committees of any of the following Nassau County elected officials or to the campaign committees of any candidates for any of the following Nassau County elected offices: the County Executive, the County Clerk, the Comptroller, the District Attorney, or any County Legislator? If yes, to what campaign committee? If none, you must so state:

N/A				
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I understand that copies of this form will be sent to the Nassau County Department of Information Technology ("IT") to be posted on the County's website.

I also understand that upon termination of retainer, employment or designation I must give written notice to the County Attorney within thirty (30) days of termination.

VERIFICATION: The undersigned affirms and so swears that he/she has read and understood the foregoing statements and they are, to his/her knowledge, true and accurate.

The undersigned further certifies and affirms that the contribution(s) to the campaign committees listed above were made freely and without duress, threat or any promise of a governmental benefit or in exchange for any benefit or remuneration.

Dated: 01/15/2020
Signed: Christohper D'Amato

Title: EVP & General Counsel

The term lobbying shall mean any attempt to influence: any determination made by the Nassau County Legislature, or any member thereof, with respect to the introduction, passage, defeat, or substance of any local legislation or resolution; any determination by the County Executive to support, oppose, approve or disapprove any local legislation or resolution, whether or not such legislation has been introduced in the County Legislature; any determination by an elected County official or an officer or employee of the County with respect to the procurement of goods, services or construction, including the preparation of contract specifications, including by not limited to the preparation of requests for proposals, or solicitation, award or administration of a contract or with respect to the solicitation, award or administration of a grant, loan, or agreement involving the disbursement of public monies; any determination made by the County Executive, County Legislature, or by the County of Nassau, its agencies, boards, commissions, department heads or committees, including but not limited to the Open Space and Parks Advisory Committee, the Planning Commission, with respect to the zoning, use, development or improvement of real property subject to County regulation, or any agencies, boards, commissions, department heads or committees with respect to requests for proposals, bidding, procurement or contracting for services for the County; any determination made by an elected county official or an officer or employee of the county with respect to the terms of the acquisition or disposition by the county of any interest in real property, with respect to a license or permit for the use of real property of or by the county, or with respect to a franchise, concession or revocable consent; the proposal, adoption, amendment or rejection by an agency of any rule having the force and effect of law; the decision to hold, timing or outcome of any rate making proceeding before an agency; the agenda or any determination of a board or commission; any determination regarding the calendaring or scope of any legislature oversight hearing; the issuance, repeal, modification or substance of a County Executive Order; or any determination made by an elected county official or an officer or employee of the county to support or oppose any state or federal legislation, rule or regulation, including any determination made to support or oppose that is contingent on any amendment of such legislation, rule or regulation, whether or not such legislation has been formally introduced and whether or not such rule or regulation has been formally proposed.

The term "lobbying" or "lobbying activities" does not include: Persons engaged in drafting legislation, rules, regulations or rates; persons advising clients and rendering opinions on proposed legislation, rules, regulations or rates, where such professional services are not otherwise connected with legislative or executive action on such legislation or administrative action on such rules, regulations or rates; newspapers and other periodicals and radio and television stations and owners and employees thereof, provided that their activities in connection with proposed legislation, rules, regulations or rates are limited to the publication or broadcast of news items, editorials or other comment, or paid advertisements; persons who participate as witnesses, attorneys or other representatives in public rule-making or rate-making proceedings of a County agency, with respect to all participation by such persons which is part of the public record thereof and all preparation by such persons for such participation; persons who attempt to influence a County agency in an adjudicatory proceeding, as defined by § 102 of the New York State Administrative Procedure Act.

January 23, 2019

VIA ELECTRONIC MAIL

Mr. Michael Karsch Chairman of the Board The Juice Press, LLC 7 West 18th Street 6th Floor New York, New York 10022

Lobbying Services Agreement

Dear Mr. Karsch:

This Lobbying and Consulting Services Agreement (hereinafter the "Agreement") is between THE JUICE PRESS, LLC ("Client") and PARK STRATEGIES, LLC ("Consultant") and relates to lobbying services rendered by Consultant on behalf of Client. Client hereby expressly authorizes Consultant to engage in lobbying activity before the executive and legislative branches and the administrative agencies of the governments of the City of New York and the State of New York, and its political subdivisions during the effective term of this Agreement.

The effective term of this Agreement shall commence as of March 1, 2019 and shall continue through February 28, 2020. This term may be extended pursuant to the mutual written agreement of the parties. Consultant and Client shall each have the unilateral right to terminate this Agreement, for any reason whatsoever, upon thirty (30) day notice to the other party.

In consideration of such aforementioned lobbying services rendered Client shall pay to Consultant \$5,000 per month during the effective term of this Agreement. Said monthly fee shall be due and payable by the 1st day of each month, with the exception of the first monthly fee, which is due upon the execution of this Agreement.

All material information which the Consultant presently has or which may come into Consultant's possession during the effective term of the Agreement relative to the business activities of Client or its clients which is of a secret or confidential nature is and shall remain the property of Client. Consultant shall not, during the effective term of the Agreement, disclose to others or use for the benefit of others or itself any such material information so long as such information is of a secret or confidential nature.

Lobbying and Consulting Services Agreement Page 2 of 2 January 23, 2019

If Consultant shall be subject to any claim, suit, action, proceeding, investigation, judgment, deficiency, demand, damage, settlement, or liability by reason of any claimed act or omission by Client, the Client shall indemnify and hold Consultant harmless against all judgments, settlements, penalties, and expenses, including but not limited to other expenses of litigation or administrative proceedings, incurred by or imposed on Consultant in connection with the investigation or defense relating to such claims, suits, actions, proceedings, investigations, judgments, deficiency's, demands, damages, settlements, or liabilities. At the election of Consultant, Client shall also defend Consultant against such suit, or other judicial, or administrative proceeding.

This Agreement shall be governed and construed in accordance with the laws of the State of New York, without regard to conflicts of law principles. This Agreement is the parties' complete and exclusive agreement on the matters contained in this Agreement. The parties' may amend this Agreement only by the parties' written agreement that identifies itself as an amendment to this Agreement.

If the above is consistent with your understanding of the agreement between Client and Consultant, please sign below and return to the undersigned.

The Juice Press, LLC 7 West 18th Street 6th Floor New York, NY 10022

Michael Karsch

Chairman of the Board

Park Strategies, LLC 101 Park Avenue **Suite 2506** New York, NY 10178

EVP & General Counsel



January 7, 2020

William McGahay Park Strategies 125 State Street Albany, New York 12207

Dear Mr. McGahay,

This is to confirm that Microsoft Corporation has retained Park Strategies to provide government relations representation and related work before local governments in New York State effective January 1, 2020 – December 31, 2020 for a fee of \$4,000 a month. The terms of this retainer are included in the contract signed by Microsoft Corporation and Park Strategies.

Sincerely,

August 16, 2018

Park Strategies, LLC. 50 Charles Lindbergh Boulevard, Suite 601 Uniondale, NY 11556

Attn: Mr. Armand P. D'Amato, Partner and Managing Director

Dear Mr. D'Amato:

I am writing to you on behalf of the Nassau Health Care Corporation a/k/a NuHealth ("NuHealth") in connection with our agreement with Park Strategies, LLC ("CONTRACTOR") which commenced on August 15, 2011 (the "Agreement"), as such has been amended from time to time, concerning the provision of Lobbying Services.

As discussed, effective as of August 15, 2018, the parties mutually agreed to extend the Agreement for a period of two (2) additional years (the "Extended Term") on the same terms and conditions set forth therein except as specifically amended as follows:

- The comprehensive fee to be paid to CONTRACTOR for services performed during the Extended Term shall be Twenty Thousand (\$20,000) Dollars per month.
- Reimbursement for expresses incurred by CONTRACTOR during the Extended Term may not exceed a total amount of Twenty Thousand (\$20,000) Dollars per contract year.
- Consistent with the above, the not-to-exceed limitation on total payments that may be made to CONTRACTOR under the AGREEMENT shall be increased by Five Hundred Twenty Thousand (\$520,000) Dollars.

Please indicate CONTRACTOR'S Acceptance of and agreement with the terms and conditions contained herein by having an authorized representative of CONTRACTOR sign the enclosed copy of this letter in the space indicated below and returning same to the Office of Legal Affairs.

Sincerely,

Paul A. Pipia, MD

Interim President and Chief Executive Officer

By: July OF Avg., 2018

inging DIRECTOR PARK STATEGIES, LLC

November 20, 2018

Arthur T. Walsh General Counsel & Corporate Secretary Nassau Regional Off-Track Betting Corporation 139 Liberty Avenue Mineola, NY 11501

Extension of Consulting/Lobbying Agreement

Dear Mr. Walsh:

By this letter, Nassau Regional Off-Track Betting Corporation ("Client") hereby expressly authorizes Park Strategies, LLC ("Consultant") to engage in lobbying activity on its behalf until December 31, 2020. This extension is subject to the terms and conditions of the consulting agreement between the parties, dated December 23, 2009. As such Client authorizes Consultant to represent Client before the legislative, executive, and administrative branches of government within the State of New York during said period.

Client and Consultant further represent that Consultant's compensation for any such lobbying activity undertaken; on Client's behalf during this time shall be \$8,000 per month. No additional compensation shall be paid to Consultant for such lobbying activity.

Please sign the enclosed copy of this letter indicating your acknowledgement and acceptance of the statements made herein and return it to me.

Sincerely

Armand P. D'Amato Managing Director

R_v

Arthur T. Walsh

General Counsel & Corporate Secretary

Date:

101 Park Avenue • Suite 2506 • New York, NY 10178 • Phone 212-883-5608 • Fax 212-883-5643 www.parkstrategies.com

FIRST AMENDMENT to

Agreement, dated October 4, 2018, between Park Strategies, LLC and Nassau Hub Master Developer LLC

The undersigned, desiring to amend the agreement, dated October 4, 2018, between Park Strategies, LLC and Nassau Hub Master Developer LLC (the "Agreement"), do hereby agree and certify as follows:

The term of the Agreement shall continue and be in full force and effect for an additional period of one (1) year, such that the term of the Agreement shall continue from October 5, 2019 until termination on October 5, 2020.

Except as amended above, the Agreement shall remain unchanged and continue in full force and effect. Such amendment to the Retainer Agreement is made, entered into and effective as of November 4, 2019.

Very truly yours,

Nassau Hub Master Developer LLC

Name: Swit Rechler

Title: Authorized Person

Accepted and agreed to by:

Park Strategies, LLC

Bv:

Name: Christopher D'Amato Title: EVP & General Counsel

October 4, 2018

VIA ELECTRONIC MAIL

Scott Rechler Chairman and Chief Executive Officer Nassau Hub Master Developer LLC 625 RXR Plaza Uniondale, NY 11556

This letter constitutes the Agreement between Nassau Hub Master Developer LLC ("Developer") and Park Strategies, LLC ("Consultant"), under which Consultant will provide strategic planning and government relations advisory services regarding issues related to Developer's efforts to redevelop the 72 acres of land surrounding the NYCB Live's Nassau Coliseum (the "Project").

- A) The Services. The scope of the services Consultant is obligated to perform under this Agreement (the "Services") shall be consistent with providing Developer with strategic planning and advice with regard to its development of the Project, and any ancillary services and scope related thereto, as all such Services are authorized and directed by Developer.
- B) Compensation for Services.
 - 1) Consultant's Fee. Developer shall pay Consultant for Services performed in accordance with this Agreement the fixed, all-inclusive lump-sum fee of Ten Thousand Dollars (\$10,000.00) (the "Fee") per month, or on a pro rata basis if the Services commence on a date other than the first (1 st) day of the month or end/terminate on a date other than the last day of the month, as the case may be. The Fee includes applicable sales and other taxes, insurance, overhead and profit, employee payroll and fringe benefits, administrative, insurance and other costs incurred in the performance of the Services. Consultant shall bill the Fee for the Services completed through the end of the period for which the invoice is submitted.
 - 2) Intentionally Omitted.
 - 3) Additional Services. Consultant must not perform any services beyond the scope of this Agreement ("Additional Services") without first notifying Developer that such services are additional scope and securing Developer's prior, written approval as to the scope of and price for such services. Additional Services, if applicable, will be compensated at hourly rates and/or a lump sum to be agreed upon by the parties, or as otherwise agreed by the parties in writing. Developer may reject any request for payment for Additional Services performed without Developer's prior, written approval.

- 4) Invoices. Consultant shall submit monthly invoices during the first of the month during which Services included in the invoice are to be performed, and Developer shall pay same upon receipt. Invoices shall separately itemize the Fee and Additional Services. If requested, by Developer, invoices shall be supported by reasonable backup documentation acceptable to Developer such as, but not limited to, receipts, bills, or time-sheets. Developer shall pay Consultant's invoice within forty-five (45) days after receipt and approval of such invoice.
- C) Term. The term of this Agreement shall commence, and all of its terms shall be in full force and effect, on the date that it is fully executed by both parties. The term of this Agreement shall be for a period of one (1) year from the date that it is fully executed. Either party may terminate this Agreement, for any reason whatsoever, upon provision of no less than thirty (30) days written notice to the other party, effective the last day of the month following the month in which such notice is given by the other party. All Fees shall be due and paid through the last day of the month in which the termination is deemed effective.
- D) Time for Performance. Consultant shall perform the Services in a timely manner, and shall complete the Services as directed by the Developer.
- E) Confidentiality. All information which the Consultant presently has or which may come into Consultant's possession during the engagement relative to the business activities of Developer or its clients which is of a secret or confidential nature is and shall remain the property of Developer. Consultant shall not, during the engagement or thereafter, disclose to others or use for the benefit of others or itself any such information so long as such information is treated as secret or confidential by Developer.

This Agreement shall be governed and construed in accordance with the laws of the State of New York, without reference to choice of law doctrine.

This Agreement contains the entire agreement of the parties hereto with respect to the subject matter hereof and thereof and all prior discussions, understandings, or agreements had among the parties with respect to the subject matter hereof and thereof are merged herein and therein.

[Signature Page Follows]

If the above is consistent with your understanding of the Agreement between Developer and Consultant, please sign below and return to the undersigned.

Very truly yours

Alfonse M. D Amato

Park Strategies, LLC

Alfonse D'Amato

Founder & Managing Director

AGREED TO AND ACCEPTED BY:

Nassau Hub Master Developer LLC

Contracting and the second

Date: 1011118

Authorized Person

By:

10/5/2018

Founder & Managing Director

August 19, 2019

Richard J. Murphy
President and Chief Executive Officer
Mount Sinai South Nassau
One Healthy Way
Oceanside, NY 11573

Dear Mr. Murphy,

This Agreement by and between Mount Sinai South Nassau ("Client") and Park Strategies LLC ("Consultant") relates to consulting and lobbying services rendered or to be rendered by Consultant as an advisor to Client with respect to business development, government relations and strategic planning at the Federal, State and Local level. This agreement supersedes all prior consulting agreements and extension. Client hereby expressly authorizes Consultant to engage in lobbying activity before the administrative, executive and legislative branches of government of Nassau County and the State of New York, and its political subdivisions during the term of this Agreement.

The effective term of this Agreement shall commence as of July 1, 2019 and shall continue until June 30, 2021. This term may be extended pursuant to the mutual written agreement of the parties. Consultant and Client each have the unilateral right to terminate the Agreement, for any reason whatsoever, upon thirty (30) days written notice to the other party via the contact information contained herein.

In consideration of such aforementioned consulting services rendered or to be rendered Client shall pay Consultant \$10,000 per month during the effective term of the Agreement. Said monthly fee shall be due and payable on the 1st day of each month, with the exception of the first monthly fee, which is due upon execution of this Agreement. For purposes of allocation \$5,000 of said monthly fee shall be the compensation paid for State, and Local lobbying services furnished by Consultant.

All information which the Consultant presently has or which may come into Consultant's possession during the effective term of the Agreement relative to the business activities of Client or its Clients which is of a secret or a confidential nature is and shall remain the property of Client. Consultant shall not, during the effective term of the Agreement, disclose to others or use for the benefit of others or itself and such information so long as such information is of a secret or confidential nature.

August 19, 2019 Page 2 of 2

If consultants shall be subject to any claim, demand, or penalty or become party to any suit or other judicial or administrative proceeding by reason of any claimed act or omission by Client, or by reason of any act occurring in connection with the provisions of services hereunder, the Client shall remain indemnify and hold Consultant harmless against all judgements, settlements, penalties and expenses, including but not limited to, attorney fees, court costs, and other expenses of litigation or administrative proceedings, incurred or imposed on Consultant in connection with the investigation or defense relating to such claims, litigation or administrative proceedings. At the election of Consultant, Client shall also defend Consultant against such suit, or other judicial, or administrative proceedings.

This Agreement shall be governed and construed in accordance with the laws of the State of New York, without regard to conflicts of law principles. This Agreement constitutes the entire agreement of the parties and may be changed or modified only in writing signed by both parties in accordance with its terms.

IN WITNESS WHEREOF, if the above is consistent with your understanding of the Agreement between Client and Consultant, please sign below and return to undersigned.

Very Truly Yours,

Armand D'Amato Managing Director

Agreed to and accepted by: Mount Sinai South Nassau

D...

Richard Murphy
President and Chief Executive Officer

AUGUST 29, 2019

VIA ELECTRONIC MAIL

New York State Joint Commission on Public Ethics 540 Broadway Albany, New York 12207

ATTN: Program Operations - Name Change Amendment

Effective July 1, 2019, the name of our registered client, SOUTH NASSAU COMMUNITIES HOSPITAL (LRO1811574) should be as follows:

MOUNT SINAI SOUTH NASSAU

Please advise if you require any further information with respect to this change of name.

Sincerely,

Christopher D'Amato EVP & General Counsel

AGREED TO AND ACKNOWLEDGED:

Mount Sinai South Nassau

Richard J. Murohy

President and Chief Executive Officer

Date: 9 | 9 |

March 27, 2019

VIA ELECTRONIC MAIL

Sarah Laffey Senior Vice President of Investments Benchmark Senior Living LLC 201 Jones Road, Suite 300 West Waltham, MA 02451

Lobbying Authorization Letter

Dear Ms. Laffey:

By this Authorization of Lobbying Services (herein after the "Agreement"), BENCHMARK SENIOR LIVING LLC ("Client") hereby expressly authorizes PARK STRATEGIES, LLC ("Consultant") to engage in lobbying activity on its behalf before the administrative, executive, and legislative branches of government in the State of New York and its political subdivisions, during the effective term of this Agreement.

The effective term of this Agreement shall commence as of the date that it is fully executed and shall continue until revoked by Client. Client and Consultant further represent that Consultant's compensation for any such lobbying activity undertaken on Client's behalf during the effective term of the Agreement shall be \$10,000 per month.

If the above is consistent with your understanding of the Agreement between Client and Consultant, please sign below and return to the undersigned.

Thank you,

hristopher.

Christopher D'Amato

Executive Vice President & General Counsel

AGREED TO AND ACCEPTED BY:

Benchmark Senior Living LLC By: Swal Wy

Sarah Laffey

January 1, 2020

VIA ELECTRONIC MAIL

David Waksman
Chief Legal Officer
Tekni-Plex, Inc.
460 B. Swedesford Road
Suite 3000
Wayne, PA 19087

Re: Second Amendment to Lobbying Services Agreement

Denr Mr. Waksman:

By this writing, Park Strategies, LLC ("Consultant") and Tekni-Plex, Inc. ("Client") bereby agree to formally amend the Lobbying Services Agreement between the parties dated February 22, 2019 ("Agreement"), as follows:

- i) Effective 01/1/2020, the monthly compensation to be paid to Park
 Strategies under the Agreement is increased to \$7,500; and
- ii) The effective term of the Agreement is extended until June 30, 2020.

Please sign where indicated below to indicate your acknowledgement and acceptance of the statements made herein.

Very truly yours

Caristopher D'Amato
EVP & General Counsel

Accepted and Acknowledged by: Tekni-Plex, Inc.

or Jung Olike

George Braddon

Date: 1-7-20