

BEATTIE & KRAHULIK

Attorneys At Law
Two Bank Street
Warwick, New York 10990
(845) 986-1156
Fax (845) 986-9421
www.hudsonvalleylaw.us

Hon. John J. Beattie (1872-1924)
Clifford S. Beattie (1899-1952)
John J. Beattie, III (1937-1984)
Emil R. Krahulik (1959-2013)

Robert E. Krahulik*

*Also admitted in FL and NJ
bob@hudsonvalleylaw.us
Karen Costanzo, Paralegal
karen@hudsonvalleylaw.us

January 20, 2026

West Warwick Energy Storage 3 LLC
Frank J. Genova III
7 Times Square Suite 3504
New York, NY 10036

9589 0710 5270 1822 8305 37

Convergent Energy Solutions New York LLC
Frank J. Genova III
7 Times Square, Suite 3504
New York, NY 10036

9589 0710 5270 1822 8305 44

Troutman Sanders LLP
875 Third Avenue
New York, New York 10022
Attention Simon Cices, Esq.

9589 0710 5270 1822 8305 51

Re: Lease dated March 23, 2021 between Warwick Valley BBA LLC and
Owner and Convergent Energy Solutions New York LLC as Tenant

Gentlemen:

Please be advised that this firm represents Warwick Valley BBA LLC, the
Landlord and owner of the premises in the above referenced lease located at 28 Church
Street, Village of Warwick, New York.

This letter shall service as notice, as required by the terms of the lease, of the following
events of default:

Frank J. Genova
January 20, 2026
Page 2

1. A mechanic's lien has been filed against the premises by Sonic Systems International LLC dated August 21, 2025 and filed at Liber 15807 Page 942 in the amount of \$292,792.30 a copy of which is enclosed herein.
2. The premises have been utilized in violation of local building codes. Specifically, a battery energy storage system has been constructed and went online without proper permits and authorizations, and in violation of local, county and/or state laws and regulations. Attached hereto are three (3) Orders to Remedy/Notices of Violation served on my client by the Village of Warwick Building Department as the owner of the property.
3. You have allowed the storage, handling and/or release of hazardous or regulated substances upon the premises.

Pursuant to the terms of the lease, you have thirty (30) days to cure the aforementioned defaults with respect to item #2 above (concerning the building department violations) and #3 above (with respect to the release of hazardous and/or regulated substances on the property).

Pursuant to the terms of the lease, you have sixty (60) days to discharge or bond the mechanic's lien.

Please be advised that pursuant to the environmental indemnity provisions contained within the lease, you are also required to indemnify Warwick Valley BBA, LLC from and against all costs, damages, fines, etc. incurred as a result of the discharge of hazardous and regulated materials upon the premises.

Please do not hesitate to contact me with any questions you may have.

Very truly yours,

ROBERT E. KRAHULIK (



BEATTIE & KRAHULIK

REK/kc
Encl.
cc: Richard Schluter