

EXHIBIT D

- FROM LETTER DATED APRIL 14, 2021
(PAGES 1381, 1382)

THIS INDENTURE

Made the 14th day of April, Two Thousand and Twenty-One

BETWEEN:

140 CHANDLER STREET, LLC, a New York limited liability company with offices at 391 Washington Street, Suite 800, Buffalo, NY 14203

Grantor(s), and

156 CHANDLER STREET, LLC, a New York limited liability company with offices at 391 Washington Street, Suite 800, Buffalo, NY 14203

Grantee(s).

WITNESSETH that the said Grantor(s), in consideration of One and more Dollars (\$1.00 and more) lawful money of the United States, paid by the Grantee(s), does hereby release unto the Grantee(s), its successors and assigns forever.

See Schedule "A" attached hereto and made a part hereof

This transfer is made in the ordinary course of business for the purpose of separating the property shown on Schedule "A" from the balance of the property deeded to 140 Chandler Street, LLC by deed recorded December 5, 2018 in Liber 11338 of Deeds, page 1731 in order to assign a separate tax parcel number to each resulting property.

TOGETHER with the appurtenances and all the estate and rights of the Grantor(s) in and to the said premises.

TO HAVE AND TO HOLD, the above granted premises unto the said Grantee(s), their successors and assigns.

AND the said Grantor(s) do covenant with said Grantee(s) as follows:

FIRST. - That the Grantee(s) shall quietly enjoy said premises.

SECOND. - That the Grantor(s) will forever WARRANT the title to said premises.

THIRD. - Subject to the trust fund provisions of section thirteen of the lien law.

FOURTH. - That this conveyance is not all or substantially all of the property of the Grantor and is made in the regular course of business actually conducted by the Grantor, and was duly authorized by the directors and shareholders thereof.

IN WITNESS WHEREOF, The said Grantor(s) has hereunto set its hand and seal the day and year above written.

IN PRESENCE OF

140 Chandler Street, LLC

By: [Signature] Rocco Termini, Managing Member

STATE OF NEW YORK)
COUNTY OF ERIE) SS:

On this 14th day of April, Two Thousand and Twenty-One, before me, the undersigned, personally appeared Rocco Termini, personally known to be or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or person upon behalf of which the individual acted executed the instrument.

[Signature]
Notary Public, State of New York

JOSEPH A. MATTELIANO
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ERIE COUNTY
My Commission Expires 7/31/21

Schedule "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Buffalo, County of Erie and State of New York, being part of Lot 88, Township 11, Range 8 of the Holland Land Company's Survey and according to a map filed in the Erie County Clerk's Office under Cover No. 196 is known as the easterly 1 foot 3.5 inches of Subdivision Lot No. 50, all of Subdivision Lots Nos. 51 through 54 inclusive and the west 4.24 feet of Subdivision Lot No. 55 in Block "A" situate on the north side of Chandler Street and being further bounded and described as follows:

BEGINNING at a point on the northerly line of Chandler Street (a 60.0 foot wide right of way) at its intersection with the east line of lands conveyed to John Valenti, Jr. in Liber 11280 of Deeds, page 3750; running thence easterly along the north line of Chandler Street a distance of 148 feet 8.5 inches to the true point or place of beginning; running thence easterly along said northerly line of Chandler Street a distance of 125 feet 6.5 inches to a point; running thence northerly at right angles, a distance of 150 feet to a point on the north line of Subdivision Lot No. 55; running thence westerly along the northerly lines of Subdivision Lot Nos. 50 through 55 inclusive, a distance of 125 feet 6.5 inches to a point; thence southerly at right angles, a distance of 150 feet to the north line of Chandler Street and the point or place of beginning.