



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
NATURAL & HISTORIC RESOURCES
OFFICE OF LEASES AND CONCESSIONS
MAIL CODE 501-04C
P.O. Box 420
Trenton, NJ 08625-0420
TEL. (609) 633-7575 FAX (609) 984-0836

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

August 12, 2015

Robert S. Nash, Recording Secretary (Sent email, regular and certified mail return receipt)
New Jersey Museum of Transportation, Inc.
PO Box 622
Farmingdale, NJ 07727-0622

RE: REMINDER SUSPENSION DEADLINE 8/20/2015
FINAL NOTICE MATERIAL BREACH
Lease Agreement 09-110-001-04
Allaire State Park
Wall Township, Monmouth County

Dear Mr. Nash:

We take this opportunity to remind the New Jersey Transportation Museum, Inc. must submit the documentation, forms, plans, lists, budgets and reporting listed below to the Office of Leases & Concessions on or before the August 20, 2015 deadline, established in our July 21, 2015 letter:

- Copy of the Current Master Plan, in compliance with the terms and conditions in Paragraph 8 of the Lease Agreement.
- Copies of the Annual Plans, Annual Reports and Budgets for 2010, 2011, 2012, 2013, 2014 and 2015, in accordance with Paragraphs 4B, 8 and 14C of the Lease Agreement.
- Copies of the IRS Form 990 for years 2010, 2011, 2012, 2013 and 2014, in accordance with Paragraph 14B of the Lease Agreement.
- Copies of the Annual Work Plans for 2010, 2011, 2012, 2013, 2014 and 2015 providing the information required under Paragraphs 6A through 6F of the Lease Agreement.
- Tenant must provide a list of the current Fees and Membership Benefits in accordance with Paragraph 5H of the Lease Agreement.
- Tenant shall submit proof that it has obtained Landlord written pre- approval for all Fees and Membership Benefits, in accordance with Paragraph 5H of the Lease Agreement.
- Tenant must submit a list of all products for sale.
- Tenant shall submit copies of all written pre-approvals for all products sold on the Lease Premises, in accordance with Paragraph 12, of the Lease Agreement.
- Tenant shall provide a list of the names of all Train Operators along with their qualifications, in accordance with Paragraph 5G, of the Lease Agreement.

- Tenant shall submit back rent for the 2014 Holdover Tenancy term, in the form of a check in the amount of \$1.00 made payable to the Treasurer State of New Jersey.
- Tenant shall provide valid proof of insurance in accordance with Paragraph 24, of the Lease Agreement.
- Tenant must submit proof confirming that it is presently a not-profit corporation registered with the State of New Jersey.
- Tenant must provide a list of the names, titles, addresses, phone numbers and email addresses for all New Jersey Transportation Museum, Inc. officers.

On March 19, 2015 and July 21, 2015, the Office of Leases and Concessions issued Notices of Material Breach by email, regular and certified mail requesting the submission of the documentation listed above. It remains the responsibility of the New Jersey Transportation Museum, Inc. to collect all of the requested documentation. The New Jersey Transportation Museum, Inc. must organize and resubmit all of the requested documentation to address each item listed above. Further, the New Jersey Transportation Museum, Inc. must identify any documents that cannot be located or that were not generated annually and provide a written explanation why the require was not met. The documents may be submitted to the Office electronically or in paper form. All financial reports must contain the following certification:

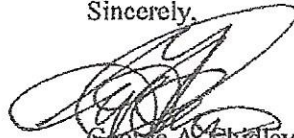
"I hereby certify that this (Financial, Annual, Year End) Report does not contain any materially untrue statement, omit any material fact, does not contain any misleading information, and is a true and fair report of the (Monthly, Annual or Total Gross) Revenue. I certify that this report made by me is true to the best of my knowledge, information and belief. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Submitted By: _____ Signature: _____
 _____ Date: _____

This shall serve as our last reminder and Final Notice that failure on the part of the New Jersey Museum of Transportation, Inc. to provide the information and reporting, requested and described above, by August 20, 2015, will result in the suspension of all operations on the Lease Premises, pursuant to Paragraph 29, of the Lease Agreement.

If you have any questions, please call me at (609) 633-7860 or email me at George.chidley@dep.nj.gov. Thank you for your attention and cooperation in this matter.

Sincerely,


 George A. Chidley
 Manager

Copy: J. Winnicki
 I. Gabliks