

Exhibit 10



At the Composite Prototyping Center (CPC)

SciMax Technologies, LLC
121 Express Street, Plainview, NY 11803
Business Office:
344 West Penn Street, Long Beach, NY
Phone: 516-605-1596
Fax: 516-597-5448

Date: December 27, 2017
Ref Letter #: SciMax-LTR-171227-110

Mr. Nader Ghermezian
Triple Five Group of Companies

Subject: Collaboration and Collocation

FILED
MAR 19 2018
RIVERHEAD
TOWN CLERKS OFFICE

Dear Mr. Ghermezian,

SciMax is a developer of structures and cutting edge processes for the advanced composites industry. Upon approval of the acquisition of the Enterprise Park at Calverton (EPCAL) by Calverton Aviation & Technology (CAT) by the town of Riverhead SciMax is prepared to enter into discussions leading to a leasing agreement.

SciMax also supports the Composites Prototyping Center (CPC) in Plainview, NY in a collaborative agreement to codevelop new manufacturing technologies and provide educational opportunities and internships in the Northeast. The EPCAL site under consideration by CAT would be an ideal site for this ongoing activity, providing buildings and infrastructure that are unique in the area. Our need for an additional 10k to 40k square feet of development space would be ideally met by a collaboration with CAT.

The interest that SciMax and CPC share in utilizing this site will provide educational and work opportunities that will serve to strengthen the town of Riverhead in the future. The vision and strength that CAT has demonstrated in their pursuit of EPCAL has convinced us at SciMax that we would be proud to be involved with this effort.

Max M. Gross
Max M. Gross
Principal / CEO
SciMax Technologies, LLC
526-6051596
516-543-2184
mgross@scimaxtech.com
CC: Lenny Poveromo-CPC

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MAR 19 2018

RIVERHEAD
TOWN CLERKS OFFICE

COMPOSITE PROTOTYPING CENTER
121 Express Street
Plainview, NY 11803
(516) 605-1531 Fax: (516) 597-5448
www.compositepro.org

January 2, 2018

Mr. Nader Ghermezian
Triple Five Group of Companies

Subject: Industrial Lease at Calverton

Dear Mr. Ghermezian,

The Composite Prototyping Center (CPC) is pleased to provide this letter of strong support for the planned Triple Five Leasing Industrial/Manufacturing Space in Calverton.

The CPC is a New York State funded non-profit facility in Plainview, NY whose mission is to take the best prototype assets available to form a core manufacturing competency in the rapidly growing composite market, while providing companies access to essential training/workforce development, process technologies, prototype manufacturing and test capabilities. CPC will be instrumental in helping in the development of a composite capability at the Calverton Aviation & Technology (CAT) facility.

As the designated Northeast Center for the DoE's Institute for Advanced Composites Manufacturing Innovation (IACMI), the CPC offers a wide array of state-of-the-art equipment and systems to advance composites manufacturing technology.

CPC is looking forward to working with Triple Five and the local authorities on the development of an exciting world-class manufacturing and development center in Calverton, NY.

Sincerely,

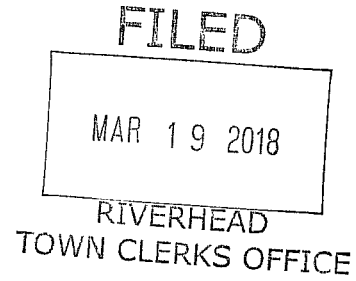


Leonard Poveromo
Executive Director



15 March 2018

Stuart Bienenstock
Calverton Aviation & Technology (CAT)



Stuart,

Abaris training is acknowledged to be the premier training organization in the world in composites manufacturing and repair, teaching these disciplines to engineers, technicians, and Airframe & Powerplant (A&P) mechanics.

Abaris has been in active conversation with the Composites Prototyping Center (CPC) about establishing an East Coast training center at the existing CPC center in Plainview, NY, to augment the West Coast Abaris training center located in Reno, NV.

Should the CPC Center be moved to Calverton, then strategic alignment and collaboration with CAT and CPC would bring tangible value to all three organizations as well as to the aviation industry and the community of Riverhead, NY. It is estimated that Abaris could occupy about 10k square feet of space initially, with later expansion to 20k square feet, adjacent to the CAT innovation center and incubator space.

We at Abaris Training look forward to working with the town of Riverhead and the staff of CAT and the CPC to establish a world-class regional training center at Calverton.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Hoke". The signature is written in a cursive style and is positioned above a horizontal line.

Michael J. Hoke
President, Abaris Training Resources Inc.
5401 Longley Lane, Suite 49
Reno, NV 89511
www.abaris.com

LAUNCHER

FILED

MAR 19 2018

RIVERHEAD
TOWN CLERKS OFFICE

To:

Mr. Nader Ghermezian
Triple Five Group of Companies

Subject:

Calverton Aviation & Technology, LLC Launcher Testing Facility – Calverton, NY 11933

Dear Mr. Ghermezian,

I am the Founder and CEO of Launcher.

Launcher is a startup on a 10-year journey to deliver small satellites to orbit. We are designing a launch vehicle capable of delivering 300 Kg of satellite payload to low Earth orbit.

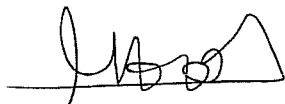
During the last 6 months, Launcher has been developing and test firing at EPCAL Engine-1 —a 3D printed liquid propellant rocket engine, 500 pound-force of thrust, fueled with liquid oxygen and kerosene.

During the next 3 years we will be developing our larger flight engine: Engine-2, a 22,000 pound-force oxidizer rich staged combustion engine. Once Engine-2 is completed, we will begin the design, manufacturing and testing of our launch vehicle which will eventually be transported and test launched at a US government/NASA approved spaceport.

We believe that reducing the cost of high performance rocket engines is crucial for the next generation of small launch vehicles.

This letter is to confirm our interest in entering in to a long-term lease to occupy approximately 5 acres of the proposed site. The intended use will be to develop a Launcher research and engine testing facility at EPCAL provided that the Calverton Aviation & Technology's current proposed contract is approved as qualified and eligible.

Sincerely,



Max Haot
Founder and CEO
Launcher



F.H. (Bud) Griffis, PE, PhD
Professor of Civil Engineering
(Construction)

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**TANDON
SCHOOL OF
ENGINEERING**

Mr. Nader Ghermezian
Triple Five Group of Companies
By email

Subject: Calverton Aviation & Technology, LLC
Research Lab / Testing Facility – Calverton, NY,
Maglev Technology
Research, Testing and Development Facility

FILED

MAR 19 2018

RIVERHEAD
TOWN CLERKS OFFICE

Dear Mr. Ghermezian,

This is to confirm that I represent the owners of the second generation super-conducting magnetic levitating technology. S.C. Maglev is a system of train transportation that uses one set of magnets on a vehicle and one set of coils on the bed or monorail, this combination will repel and push the train up off the track as in levitation (hence Maglev, Magnetic-levitation), then another set to move the levitated vehicle ahead at great speed taking advantage of no friction. Within certain "medium range" locations (usually between 200-400 miles) Maglev can compete favorably with high speed rail and airplanes. In addition, it can economically move freight and heavy trucks long distances.

This letter is to confirm our interest in developing a Maglev research lab and testing facility of approximately 50,000 Square Feet at EPCAL provided that the Calverton Aviation & Technology's current proposed contract is approved as qualified and eligible.

We would look to implement a three-phase process that would begin in its first phase with a one-mile track and a second phase with a three-mile track. The goal upon our second-phase completion would be to establish a third phase LIRR direct line between Ronkonkoma and Riverhead.

Sincerely,

F.H. (Bud) Griffis
March 14, 2018