

## INDEMNIFICATION AGREEMENT

Indemnification Agreement made on JUNE 19<sup>TH</sup>, 2019 between Glen Willow Partners, LLC, ("GWP") located at 7 North Willow Street, Montclair, New Jersey 07042, and John's Automotive, Inc. located at 160 Glenridge Avenue, Montclair, New Jersey 07042 ("John's").

WHEREAS, GWP is the owner of property located at 172 Glenridge Avenue and designated as Block 3206, Lot 15 on the Montclair Township Tax Map (the "GWP Property"); and

WHEREAS, John's is the owner of property located at 160 Glenridge Avenue, designated as Block 3206, Lot 14 and 4 Lackawanna Plaza, Block 3206, Lot 13 on the Montclair Township Tax Map (the "John's Property"); and

WHEREAS, GWP obtained approval from the Montclair Planning Board for a development of the GWP Property (the "Development"); and

WHEREAS, there is an existing open channel on John's Property which has been or may be affected by the Development.

NOWHEREFORE, the parties agree as follows:

1. GWP does hereby agree to be responsible for any damages it causes to the open channel; agrees to restore the channel to its prior state if required by the governmental entity having appropriate jurisdiction and to indemnify and save John's harmless from any and all claims, fines, penalties, orders and reasonable attorney's fees incurred in connection with any work done by GWP in the open channel.
2. This Agreement shall be binding upon and shall inure to the benefit of the parties and the legal representatives of each.
3. This Agreement may be executed and delivered in one or more counterparts, any or all of which shall constitute one and the same agreement.

SIGNED AND SEALED BY THE PARTIES

John's Automotive, Inc.

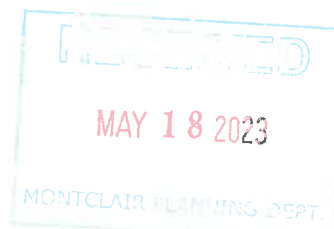
By: \_\_\_\_\_

John Yuan, President

Glen Willow Partners, LLC

By: \_\_\_\_\_

Steven Plofker

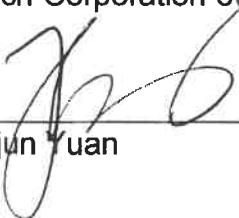


TOWNSHIP OF MONTCLAIR DEPARTMENT OF PLANNING  
AND COMMUNITY DEVELOPMENT

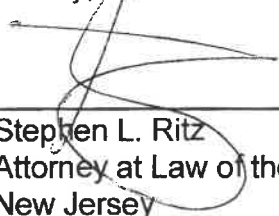
**AFFIDAVIT OF OWNERSHIP**

STATE OF NEW JERSEY :  
: SS.  
COUNTY OF ESSEX :

Hongjun Yuan, of full age, being duly sworn according to law, on his oath deposes and says that he is the President of John's Automotive, Inc. which Corporation owns 160 Glenridge Avenue, Montclair, NJ 07042.

  
\_\_\_\_\_  
Hongjun Yuan

Sworn and subscribed to  
before me this 15th day  
of May, 2023.

  
\_\_\_\_\_  
Stephen L. Ritz  
Attorney at Law of the State of  
New Jersey

