SEC For				_		_			_		_	-								
	FORM	4	UNITE	D STA	TES	SE			ES Al Ington, D		<b>EXCHA</b> 549	NGE	CO	MMI	SSION		OMB	APPRC		
Check this box if no longer subject to STA					STATEMENT OF CHANGES IN BENEFICIAL OWNER												HIP OMB Number: 3235-			
Section 16. Form 4 or Form 5 obligations may continue. See						d pursuant to Section 16(a) of the Securities Exchange Act of 1934												verage burde sponse:	en 0.5	
					or	or Section 30(h) of the Investment Company Act of 1940														
1. Name and Address of Reporting Person <sup>*</sup> Perez James															5. Relationship of Reporting Person(s) to Issuer (Check all applicable) X Director 10% Owner					
						3. Date of Earliest Transaction (Month/Day/Year) 12/07/2023							1	X Director 10% Owner Officer (give title Other (specify below) below)						
(Last) (First) (Middle 2244 WESTCHESTER AVENUE															below) below)					
					Line)									e)	Form filed by One Reporting Person					
(Street) BRONX NY 10462					For									Form	n filed by More than One Reporting					
(City) (State) (Zip)					Rule 10b5-1(c) Transaction Indication															
(City)											to a cont	raat instructi	on or writte	n nlan t	hat is intend	lod to				
	Check this box to indicate that a transaction was made pursuant to a contract, instruction or written plan that is intended to satisfy the affirmative defense conditions of Rule 10b5-1(c). See Instruction 10.																			
	Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned																			
1. Title of Security (Instr. 3)				2. Transaction Date (Month/Day/Yea		2A. Deemed Execution Date, if any (Month/Day/Year)			3. Transaction Code (Instr. 8)		4. Securities Acquired (A Disposed Of (D) (Instr. 3,		) or 4 and 5	Beneficia	es Form ally (D) of Following (I) (II		: Direct r Indirect str. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)		
									Code	v	Amount	(A) or (D) Pric		Price	Transact (Instr. 3 a	ion(s)			(	
Common Stock					12/07/2023				A		28,530	[1]	A	\$10.33	63,1	63,181(2)		D		
																			By 43RD ST NEW	
Common Stock															20,	20,000		I	YORK AVENUE	
																			LLC	
Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)																				
1. Title of	2.	3. Transaction	3A. Deer	ned	4.		5. Nun		6. Date	Exerci	sable and	7. Title	and		8. Price of	9. Numbe		10.	11. Nature	
Derivative Security (Instr. 3)	Conversion or Exercise Price of	Date (Month/Day/Year)	Execution if any (Month/E	on Date, Day/Year)	Transa Code (1 8)		str. Derivative Securities		Expirati (Month/			Securi Under	Amount of Securities Underlying		Derivative Security (Instr. 5)	derivative Securitie Beneficia	s	Ownershi Form: Direct (D)	Beneficial Ownership	
	Derivative Security						Acquir (A) or Dispos of (D) (Instr.					Derivative Secu (Instr. 3 and 4)			Owned Following Reported Transacti (Instr. 4)	i ion(s)	or Indirect (I) (Instr. 4			
			F				and 5)					<u> </u>		mount						
									Date		Expiration		of	umber f						
Premium			<u> </u>		Code	v	(A)	(D)	Exercis		Date	Title		hares						
Stock Option	\$10.33	12/07/2023			A		3,000		12/07/2	024	12/06/2033	Common Stock 3		3,000	\$10.33	3,000		D		
Premium Stock Options	\$10.52	12/07/2023			Α		3,000		12/07/2	025	12/06/2033		Common Stock 3,000		\$10.52	6,000		D		
Premium Stock Options	\$10.7	12/07/2023			А	A 3,000			12/07/2026		12/06/2033	Comm Stoc		3,000	\$10.7	9,000		D		
Premium Stock Options	\$10.89	12/07/2023			А		3,000		12/07/2	027	12/06/2033	Comm Stoc		3,000	\$10.89	12,000		D		
Premium Stock Options	\$11.08 12/07/2023			А			3,000		12/07/2028		12/06/2033	Common Stock 3,00		3,000	\$11.08	1.08 15,000		D		

Explanation of Responses:

1. Shares of restricted stock units vest annually at a rate of 20% per year commencing on December 7, 2024.

2. Includes 3,101 shares of restricted stock units, of which 1,550 shares vest on April 1, 2024 and 1,551 shares vest on April 1, 2025

/s/Frank Perez, as attorney in fact

\*\* Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

 $^{\ast}$  If the form is filed by more than one reporting person, see Instruction 4 (b)(v).

\*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.

12/11/2023