

December 23, 2016
Claude Simon
Charles Henry Properties, LLC
534 West 42nd Street, Apt 8
New York, NY 10036

Mrs. Hildegard Klages
336 East 56th Street
Apt 1
New York, NY 10022

Dear Mrs. Klages,

You may have noticed some appraisors and surveyors coming and going this past 2 months. A loan that I just received has put me in a cash position which will enable me to make you a good offer on your apartment.

This is a unique situation which will most likely not be repeated in the future, not because of what I want or don't want, but because of circumstances.

The only other situation under which you might do better would be the sale of the building which may or may not ever happen in our lifetimes.

So please consider this offer. We will have to agree by the end of February otherwise my window of opportunity will close. A week or two beyond won't hurt but past that I will not have the money.

The offer is \$250,000 cash for you to vacate and allow me to deregulate the apartment.

I can also offer you 3 months from the time we sign the agreement to relocate but no cash can change hands until you do vacate.

Please let me know at your earliest convenience. If it is good for you and good for me, then let's do it.

I think we have a cordial and good working relationship now and regardless of what you decide, from my point of view, that will not change. I intend to continue to respect and abide by the laws which provide you with living accommodations at a reasonable rate.

Sincerely,

Claude Simon

Accepted: _____
Mrs. Hildegard Klages

Dated: _____