

**RIDER TO SUBLEASE DATED OCTOBER \_\_, 2014  
BETWEEN STEVEN FOWLER AS SUBLESSEE AND  
CLAUDE SIMON AS  
SUBLESSOR OF THE PREMISES KNOWN AS  
10 PARK AVENUE, UNIT 9H, NEW YORK, NEW YORK 10016**

1. Insurance.

Sublessee shall obtain renter's insurance in amounts reasonably determined by Sublessor, naming Sublessor, the Cooperative, and any and all other parties as required by the Cooperative, the By Laws and the Over Lease, as their respective interests appear, which shall be in effect during the term of this Sublease, as the same may be extended pursuant to the terms hereof. The delivery of evidence of such insurance to Sublessor shall be a condition precedent to the effectiveness of this Sublease

2. Broker.

Sublessee represents and warrants to Sublessor that it has not dealt with any broker or finder in connection with this Sublease other than Mariana Bekerman from Coldwell Banker AC Lawrence (the "Broker") and hereby agrees to indemnify and hold Sublessor harmless from and against any and all liabilities, losses, obligations, damages, penalties, claims, costs and expenses (including, without limitation, attorneys' fees and other charges) incurred by Sublessor arising out of any claim, demand or proceeding for a real estate brokerage commission, finder's fee or other compensation made by any person or entity other than the Broker in connection with this Sublease claiming to have dealt with Sublessee.

3. Legal Notices.

Anything herein to the contrary notwithstanding, in the event the Landlord brings a proceeding to evict the Sublessor on any grounds, then the Sublessees agree that they shall be bound by all legal notices or legal papers served by the Landlord (as if Sublessees were the Sublessor) and by any order of the court.

4. Holdover Proceedings.

In the event a holdover summary proceeding results in a judgment for the Landlord, then the Sublessees agree that they will vacate and surrender the subject premises to the Sublessor within four (4) days after any such judgment is rendered and the Sublessees consent to a final judgment of possession in favor of the Sublessor in such a proceeding under the terms set forth herein.

IN WITNESS WHEREOF, this Rider to Sublease has been duly executed as of the day and year first above written.

Dated: October \_\_\_\_, 2014

SUBLESSOR:

SUBLESSEE:

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By: CLAUDE SIMON

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By: STEVEN FOWLER