

VERNON & GINSBURG, LLP

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October 2, 2013

Walter Edelstein, Esq.
Lefkowitz and Edelstein
444 Madison Avenue
Suite 1805
New York, NY 10022

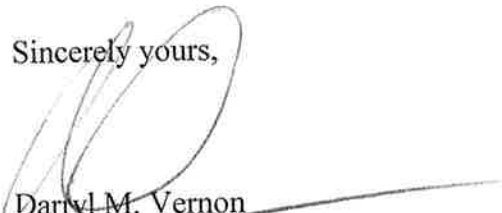
RE: 336 East 56 Street Realty, LLC to Charles Henry Properties, LLC

Dear Walter:

Enclosed is our escrow check # 4515 payable to Lefkowitz & Edelstein, as Attorneys, in the amount of \$368,000.00 which we are tendering to you in exchange for the fully signed contract.

As agreed, Seller will obtain a sign-off on the open Buildings Department permit before Closing. As agreed, we added a handwritten to Paragraph 49 to reflect this - a copy of which is enclosed.

Sincerely yours,



Darryl M. Vernon
(dvernon@vgllp.com)

DMV:LL
enclosures

48. Seller represents and warrants that the commercial tenant will execute, within 15 days after execution of this contract, or at least 15 days before closing, whichever is earlier, a written supplement to the commercial tenant's lease providing as follows:

- a) That the commercial tenant agrees to pay the charge back for water used and referenced under paragraph 45 of this contract;
- b) A provision confirming the commercial tenant's obligation under paragraph 44 of this rider;
- c) A provision that the commercial tenant will provide access at all necessary times to the owner to the basement area for the owner to access equipment in the basement and access the common areas of the basement.

49. Seller represents that the complaint concerning the commercial tenant's vent will be cleared and resolved before closing. Seller represents that they have been in contact with the Department of Buildings who has advised that the complaint will be resolved. Seller represents that the vent in issue is a vent for hot air coming from the dryers and does not involve any fuel or gas venting." *THE SELLER WILL OBTAIN A SIGNOFF ON THE OPEN BUILDINGS DEPT PERMIT.*

50. At closing, seller will give a credit to purchaser in the amount of all of the security accounts with any interest earned to date of closing.

51. Notwithstanding anything to the contrary in this Contract, if at the closing any property is subject to any (a) mortgage or mortgages, (b) mechanic's liens, or (c) title objections which are not permitted encumbrances, and were intentionally created by or consented to by Seller on or after the date of this agreement, Seller shall be obligated to pay (or if mechanic's lien, to bond) the same (regardless of cost) and to cause the title company to omit the same from purchaser's and purchaser's lender's title insurance policy.

52. Notwithstanding anything to the contrary in this Contract, Seller shall pay (or credit to purchaser) at closing cost of any and all fines and penalties in connection with any violations of law or municipal ordinances, orders or requirements issued by the departments of buildings, fire, labor, health or other federal, state, county or municipal or other departments in governmental agencies having jurisdiction against or effecting the premises to the extent that such violations are of record with respect to the property and in existence at the closing date.

53. Seller represents that to the best of Seller's knowledge renovations were made to the apartments that would address old violations on the subject building. At closing all such records will be turned over to the purchaser. Prior to closing, Purchaser may have reasonable access to view and copy these records.

4515

VERNON & GINSBURG, LLP
ATTORNEY TRUST MASTER ACCOUNT
PH (212) 949-7300
261 MADISON AVENUE, 26TH FLR
NEW YORK, NY 10016-2306

Signature
SIGNATURE BANK
Private Client Group 222
261 Madison Avenue
New York, NY 10016
1-1357-260

ESSENTIAL® Check Fraud
Protection for Business

9/26/2013

PAY TO THE ORDER OF Lefkowitz & Edelstein as Escrow Agents

\$ **368,000.00

Three Hundred Sixty-Eight Thousand and 00/100*****

DOLLARS

Lefkowitz & Edelstein as Escrow Agents

[Signature]
AUTHORIZED SIGNATURE

MEMO

D/P re 336 East 56th St.

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/ERNON & GINSBURG, LLP / ATTORNEY TRUST MASTER ACCOUNT

4515

Lefkowitz & Edelstein as Escrow Agents
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9/26/2013

368,000.00

SIGNATURE BANK D/P re 336 East 56th St.

368,000.00

Security features. Details on back.

