

STATE OF NEW YORK            )  
  ) SS:  
COUNTY OF NEW YORK        )


RENT AFFIDAVIT

Re: Loan No. 100018625

Borrower: Charles Henry Properties, LLC

1. Claude Simon, being duly sworn, deposes and says that he is the Operating Manager of Charles Henry Properties, LLC, a New York limited liability company (the "Mortgagor"), and make this affidavit on behalf thereof.
2. Mortgagor is the owner of a certain premises known 336 East 56th Street, New York, New York 10022 (the "Premises").
3. That Mortgagor has obtained a first mortgage loan (the "Loan") from JPMorgan Chase Bank, N.A. (the "Mortgagee") in the amount of ONE MILLION THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 DOLLARS (\$1,345,000.00) encumbering said Premises, to JPMorgan Chase Bank, N.A. as evidenced by loan documents all dated December 15, 2016 as evidence of and as security for said Loan.
4. To the best of my knowledge all scheduled rents submitted at to Lender are true and correct, contain no misleading information and omit no material information, and further that any and all current rents are legally allowable per the governing municipal regulations.
5. Mortgagor hereby certifies that the New York State Division of Housing and Community Renewal, Office of Rent Administration and ETPA filings submitted by Mortgagor to Mortgagee in connection with the Loan are true and correct and not subject to any current or pending overcharge claims, if applicable.
6. Mortgagor hereby agrees to timely file for additional rent increases whenever allowed by applicable rent regulations and whenever commercially prudent.
7. That the deponent(s) make this affidavit on behalf of Mortgagor in order to induce the Mortgagee to accept the Mortgage as valid and sufficient security for the notes, bonds, or obligations secured thereby, and that the Mortgagee has relied on the representations made herein.

CHARLES HENRY PROPERTIES, LLC,  
a New York limited liability company

By:   
Claude Simon, Operating Manager

Sworn before me this  
15<sup>th</sup> day of December, 2016

NOTARY PUBLIC

WILLIAM E. WILSON  
Notary Public, State of New York  
No. 01WI6023601  
Certified in Nassau County  
Commission Expires 04/26/20