

CONDOMINIUM UNIT DEED

THE 534 WEST 42ND STREET CONDOMINIUM
(F/K/A THE DUECE CONDOMINIUM)

THIS INDENTURE, made the 12 day of December, 2013 by and between **534 WEST 42ND STREET LLC**, having an address at c/o Silverstone Property Group, 825 Third Avenue, 37th Floor, New York, New York 10022 (the "Grantor") and **SIMONS HK PROPERTIES, LLC** (the "Grantee") having an address at 534 West 42nd Street, Unit 8, New York, New York 10036.

W I T N E S S E T H

That the Grantor, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, and the heirs or successors and assigns of the Grantee, forever:

The Condominium Unit (the "Unit") known as Unit No. 8 in the building (the "Building") known as THE 534 WEST 42ND STREET CONDOMINIUM F/K/A THE DEUCE CONDOMINIUM (the "Condominium") and by the street number 534 West 42nd Street, City of New York, County New York, State of New York, said Unit being designated and described as Unit No. 8 in a certain declaration dated July 25, 2012, made by Grantor pursuant to Article 9-B of the Real Property Law of the State of New York (the "Condominium Act"), establishing a plan for condominium ownership of the Building and the land (the "Land") upon which the Building is situated (which Land is more particularly described in Exhibit A annexed hereto and by this reference made a part hereof), which declaration was recorded in the New York County Clerk's Office on September 12, 2012, in CRFN 2012000360385 (which declaration is hereinafter referred to as the "Declaration"). Being part of the same premises conveyed to the Grantor from Shao Lin Operating LLC by deed dated January 18, 2010 and recorded on February 10, 201 in CRFN 2010000047759. This Unit is also designated as Lot 1108, Block 1070 of Section 1 on the Tax Map of New York County and on the Floor Plans of the Building, certified by Brian E. Boyle, AIA, Architects on September 10, 2012, and filed with the Real Property Assessment Department of the City of New York on September 10, 2012, as Condominium Plan No. 2341, and also filed in the City Register's Office on September 12, 2012, as Map No. 2341.

Together with an undivided 24.10% interest in Common Elements (as such term is defined in the Declaration);

Together with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

Together with, and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and the By-Laws of the Condominium, as the same may be amended from time to time (the "By-Laws"), all of which shall constitute covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Subject also to such other liens, agreement, covenants, easements, restrictions, consents and other matters of record as pertaining to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the grantee, forever.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are sufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of the Article 17 of the Declaration shall control.

Except as otherwise specifically permitted by the Condominium Board or provided in the Declaration or in the By-Laws, the Unit is intended for residential use only.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatsoever, except as set forth in the Declaration and the By-Laws (any any Rules and Regulations adopted under the By-Laws). This covenant is for the personal benefit of Grantee only and cannot be assigned to, or exercised by, or inure to the benefit of anyone else, including (without limitation) any insurer of Grantee's title or any successor of Grantee's interest.

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund for the purpose of paying the costs of the improvements at the Unit and will apply the same first to the payment of the costs of such improvements before using any part of the same for any other purpose.

Grantee has examined the Unit and is purchasing the same in its existing condition.

By executing this Deed, the Grantee accepts and ratifies the provisions of the Declaration and the By-Laws and the Rules and Regulations of the Condominium recorded simultaneously with and as part of the Declaration and agrees to comply with all the terms and provisions

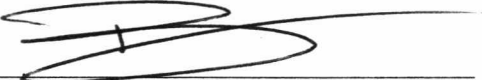
thereof, as the same may be amended from time to time by instruments recorded in the City Register's Office.

The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.

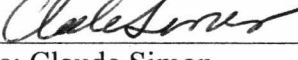
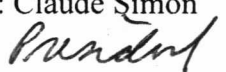
All capitalized terms used herein which are not separately defined herein shall have all the meanings given to those terms in the Declaration or the By-Laws of the Condominium.

IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this indenture as of the day and year first above written.

GRANTOR:
534 WEST 42ND STREET LLC

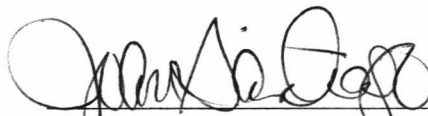
By: 
Name: Brian Shatz
Title: Authorized Signatory

GRANTEE:
SIMONS HK PROPERTIES, LLC

By: 
Name: Claude Simon
Title: 

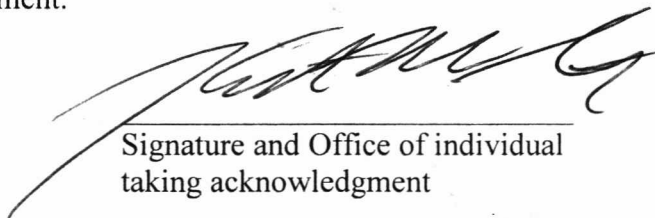
STATE OF NEW YORK }
 } ss:
COUNTY OF NEW YORK }

On the 4th day of December in the year 2013 before me, the undersigned, personally appeared Brian Shatz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individuals(s) acted, executed the instrument.


Signature and Office of individual
taking acknowledgment
JOAN SANTIAGO
NOTARY PUBLIC
STATE OF NEW YORK
#01SA6099098
MY COMMISSION EXP. 9-22-2015

STATE OF NEW YORK }
 } ss:
COUNTY OF NEW YORK }

On the 12 day of December in the year 2013 before me, the undersigned, personally appeared Claude Simon, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individuals(s) acted, executed the instrument.


Signature and Office of individual
taking acknowledgment
KENNETH M. FORD
Notary Public, State of New York
No. 01F05025175
Qualified in Westchester County
Commission Expires March 21, 2014