

June 21, 2007
Berko & Associates, LLC
501 Fifth Ave. 1408
New York, N" 10017

Exclusive Authorization/Commission Agreement RE:

160 Madison Ave. NYC NY

Dear Mr. Berko,

The undersigned (referred to as the "Borrower") hereby exclusively authorizes you to obtain a Mortgage Commitment on the above premises from Washington Mutual, Sovereign, Intervest National Bank, CSFB (Credit Swiss First Boston) and NY Community Bank (the "Lenders") in accordance with, but not limited to the following terms:

Amount: \$1,700,000

Rate: 61/2% or other rate acceptable to the borrower (rates change daily, we offer free rate lock options)

Term: Options include Adjustable Rate Mortgage 3, 5,7,10 years fixed with another 5 years extension (optional). Loan terms to be amortized over 15 years.

Other Conditions: Recourse optional.

I understand that the following fees will be involved:

Lenders Origination Fee: 1%.

Additional Fees: Appraisal Fee, Mortgage Tax, Recording & Filing Fees, Lenders Attorney Fee, and all other expenses customarily required by the Lender.

Broker's Fee/Commission of **3/4 of 1% (.75%)** of the commitment amount shall be deemed earned on the date such commitment is obtained, pursuant to the above terms, and other usual terms and conditions of the Lender. Commission to be paid at closing with a bank check out of the mortgage proceeds. If can does not close due to the willful default of the Borrower, commission shall be paid in full within 10 business days of expiration of commitment.

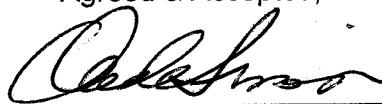
As further consideration for Berko & Associates, LLC in introducing Borrower to this lending institution, Borrower agrees that he shall not contact the Bank directly for any future mortgage commitments for a period of two (2) years from the date herein, and will apply to this Bank only through the office of Berko & Associates, LLC.

Borrower represents that he owns the premises and has the authority to enter into this agreement. In the event the above commission is not paid it is agreed that without further notice the amount due you shall be considered and become a charge against these premises. This agreement shall be interpreted, construed and governed by the laws of the State of New York.

Sincerely,

Joe Berko

Agreed & Accepted,

 6-26-07

Please sign and Date