

RENEWAL AGREEMENT

This Agreement, made this 23rd day of May 19 78

Between MURRIMAC REALTY CO., INC., AGENTS

Landlord

and WILLIAM FARES

Tenant

hereby agree that the term of the annexed lease between MURRIMAC REALTY CO., INC., AGENTS

Landlord, and WILLIAM FARES

, Tenant, dated July 14, 1975

covering the fifth floor
in the building known and designated as 110 West 26th St., N.Y.C.

in the Borough of Manhattan, City of New York, is extended for an additional period of four (4) yrs.

commencing August 10, 1978 and expiring August 9, 1982

subject to all conditions and covenants of said lease, except that the rental of the extended term beginning
August 10, 1978 shall be SIXTY-THREE HUNDRED and 00/100
(\$6,300.00) DOLLARS

per annum in equal monthly installments in advance.

MONTHLY RENTAL: \$525.00

It is expressly agreed that if prior to the date of the commencement of this agreement, the Tenant shall make default in any of the covenants, terms and conditions contained in the lease by virtue of which the said Tenant is now in possession of the said demised premises, this agreement shall at the option of the said Landlord, be void, null and of no effect, as though the same had never been made.

It is specifically understood and agreed that this renewal agreement is offered to the Tenant for signature by the managing agent of the building solely in its capacity as such agent and subject to the Landlord's acceptance and approval, and this lease is not binding until the Landlord and/or its agent has affixed its signature thereto.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed, these presents by the properly authorized parties and the appropriate seals thereto duly affixed, the day and year first above written.

Witness:

As to Landlord

MURRIMAC REALTY CO., INC., AGENTS L. S.

BY: *[Signature]* L. S.

Witness:

As to Tenant

WILLIAM FARES L. S.

BY: *Wm FARES* L. S.