

160 MADISON AVENUE OWNERS CORP.

AUTHORIZATION AND

DESIGNATION OF AUTHORIZED SIGNATORY

May 3, 2011

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, as the President and sole officer and shareholder of 160 Madison Avenue Owners Corp. ("Borrower"), with full power and authority to act on behalf of Borrower, does hereby authorize, designate, consent and agree:

To the Mortgage Modification Agreement by Borrower for the extension of the Loan from Intervest National Bank (the "Loan") for the premises known as 160 Madison Avenue, New York, New York, tax map block 862, Lot 20 (the "Property") by the execution of a Mortgage Modification Agreement and such other documents as are required by Lender to evidence, document and secure said Loan extension pursuant to the terms of the Mortgage Modification Agreement dated May 1, 2011.

That the undersigned hereby appoints and designates Claude Simon as an authorized signatory of Borrower, who shall have full power and authority to execute and deliver all Loan Documents and that the Borrower shall be bound thereby.

IN WITNESS WHEREOF, the President has executed this authorization and designation as of the date first above written.

CLAUDE SIMON