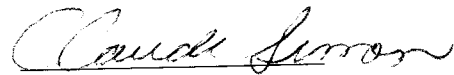


7. Claude Simon has joined in the execution of the Extension Agreement (1) to reaffirm his existing guarantee to Intervest National Bank and (2) to assume the Mortgage and the Note secured thereby, subject, in each instance, to the limitations on liability herein contained, and to encumber the leasehold estate in the proprietary leases and the Landlord's interest in all subleases and occupancies, if any, to the end that all such leases, maintenance charges and rents now existing or hereafter entered into shall collectively be assigned to mortgagee as provided in Section 21 of the Mortgage.


Claude Simon

Sworn to before me, a notary public
Of the State of New York
This _____ day of June, 2011

My commission expires

IN WITNESS WHEREOF, the Mortgagor and the Mortgagee have caused this instrument to be signed as of the day and year first above written.

MORTGAGOR:

160 MADISON AVENUE OWNERS CORP.

By: Claude Simon

Name: Claude Simon

Title: President

Claude Simon

Claude Simon

MORTGAGEE:

INTERVEST NATIONAL BANK

By: _____

Lowell S. Dansker, Chief Executive Officer