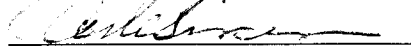


160 MADISON AVENUE CERTIFIED RENT ROLL

RENT ROLL AS OF 04/01/2011

SPACE	TENANT NAME	TENANT SINCE	LEASE START	LEASE END	SQUARE FEET	RENT PER MONTH	EXPENSES PER MONTH	TOTAL PER MONTH
1st Floor and Basement	Vacant				4200			\$0
2nd Floor	The Korean Sohmyung	1998	8/1/1998	7/31/2012	2500	\$6,042	\$864	\$6,906
3rd Floor	Seven Olive Inc.	2010	1/15/2010	1/14/2020	2500	\$8,240	\$50	\$8,290
4th Floor	Gary Hughes	2008	MTM	MTM	200	\$700		\$700
5th Floor	Thomas Bouregy	1999	7/15/1999	MTM	2500	\$5,208	\$348	\$5,556
6th Floor	Insight Capitalists Mgt.	2009	11/1/2009	10/31/2011	2500	\$7,500	\$0	\$7,500
7th Floor	Veratex, Inc.	1983	6/1/2007	5/31/2012	2500	\$6,500		\$6,500
				TOTAL	16900	\$34,190	\$1,263	\$35,452

This statement is true and correct.



Claude Simon, Pres., 160 Madison Avenue Owners Corp.