

CLAUDE SIMON
160 madison avenue, 7th floor
New york, ny 10016

August 31, 2011

VIA HAND-DELIVERY

GARY HUGHES
160 Madison Avenue, 4th Floor
New York, NY 10016
Attn: Gary Hughes

Re: Notice of Termination Dated May 24, 2011

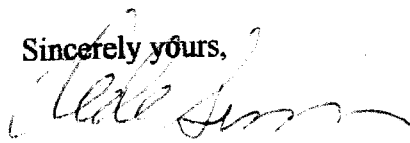
Dear Gary,

As we discussed, you have asked for a two month extension of the vacate date in the above notice, extending the date from July 31, 2011 to September 30th, 2011. We agree to this extension, with the understanding that you hereby acknowledge receipt of the Notice of Termination and agree to voluntarily surrender possession of your 4th floor premises, vacant, free of all occupants, and broom-clean by September 30, 2011.

In consideration of this extension, you agree that your lease expired pursuant to the Termination Notice as of July, 2011, but that we have extended your time to occupy through September 30, 2011. As you advised, no one else occupies the subject premises, nor has made any claims of which you are aware to occupy the premises, other than Gary Hughes.

Upon your acknowledgement of the above agreement, by signing below, I hereby confirm my agreement to the above extension.

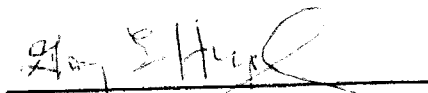
Sincerely yours,



Claude Simon

CS/dmv

AGREED TO AND ACCEPTED:



Gary Hughes

By: _____