

RIDER TO LEASE DATED JUNE 1, 2007
BETWEEN CLAUDE SIMON AS OWNER AND VERATEX, INC. AS TENANT
FOR THE SEVENTH FLOOR AT 160 MADISON AVENUE, NEW YORK, NY 10016.

Claude Simon ("Owner") shall have the right to terminate this lease on sixty (60) days' notice to Veratex, Inc. ("Tenant") in the event of a Sale ("Sale") or demolition of the subject building. To exercise this right, Owner must give written notice to Tenant served as required under the lease. If Owner exercises this option, the Tenant will be entitled to a payment of Eight Thousand Dollars (\$8,000.00) per month, for each month, or any part thereof, by which the termination date shortens the natural expiration date of the lease. For example, if the lease naturally terminates on June 30, 2017, and the termination date under a notice given per this paragraph is July 6, 2012, then the lease will have been cut short by five years (counting all of the month of July), which equals sixty months, which when multiplied by the Eight Thousand Dollars per month will entitle the Tenant to \$480,000.00. This payment to the Tenant must be made on or before the surrender date, or at Owner's option, at the time of any closing for the Sale of the building.

Dated: New York, NY
June 8, 2007


CLAUDE SIMON, OWNER


VERATEX, TENANT
By: 