

EXTENSION AND MODIFICATION OF SUBLEASE DATED JULY 15, 1999
BETWEEN CLAUDE SIMON AS LESSOR AND THOMAS BOUREGY & CO., INC. AS LESSEE

PARTIES: CLAUDE SIMON (LESSOR) AND THOMAS BOUREGY & CO., INC. LESSEE

DATE OF AGREEMENT: NOVEMBER 18, 2002

SUBJECT: Extension and modification of sublease dated July 15, 1999 for the Fifth Floor
at 160 Madison Avenue, New York, New York

1. The parties agree that the sublease dated July 15, 1999 between Claude Simon, as lessor and Thomas Bouregy & Co., Inc., as lessee (a copy of which is attached and incorporated) is extended and modified pursuant to this agreement.

2. The term of the lease as set forth on page 1 of the preprinted lease is modified to extend from June 1, 2004, to May 31, 2009.


3. Rider paragraph 1. Subdivision 2 is modified as follows:

Lease Year	Fixed Annual Rent	Monthly Installments
6/1/2004 through 5/31/2005	\$ 50,647.90	\$ 4,220.66
6/1/2005 through 5/31/2006	\$ 50,647.90	\$ 4,220.66
6/1/2006 through 5/31/2007	\$ 50,647.90	\$ 4,220.66
6/1/2007 through 5/31/2008	\$ 50,647.90	\$ 4,220.66
6/1/2008 through 5/31/2009	\$ 50,647.90	\$ 4,220.66


4. All other terms of the lease remain in full force and effect. The tenant represents that the lease is in full force and effect and that the lessor is not in default or breach of the lease in any manner.

5. If this extension requires the consent of the overlandlord, 160 Madison Avenue Owners Corporation, then this extension shall not be effective until such consent is obtained and the parties agree to use reasonable efforts to obtain such consent.

CLAUDE SIMON, AS LESSOR


By: Claude Simon

THOMAS BOUREGY & CO., INC. AS LESSEE


By: