

**EXTENSION AND MODIFICATION OF LEASE DATED JANUARY 28, 1999
BETWEEN CLAUDE SIMON AS LESSOR AND
APPLE DESIGN SOURCE, INC. AS LESSEE**

PARTIES: **Claude Simon as ("Lessor") and Apple DesignSource, Inc. ("Lessee")**

DATE OF AGREEMENT: **June __, 2007**

SUBJECT: **Extension and modification of lease dated January 28, 1999 for the
Sixth Floor at 160 Madison Avenue, New York, New York**

1. The parties agree that the lease dated January 28, 1999 between Claude Simon as lessor and Apple DesignSource, 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 _____, to _____.

3. Rider paragraph 1, subdivision 2(2) is modified as follows:

<u>Lease Year</u>	<u>Fixed Annual Rent</u>	<u>Monthly Installments</u>
06/01/07 - 05/31/08	\$65,000.00	\$5,416.67
06/01/08 - 05/31/09	\$67,500.00	\$5,625.00
06/01/09 - 05/31/10	\$70,000.00	\$5,833.33
06/01/10 - 05/31/11	\$72,500.00	\$6,041.66
06/01/11 - 05/31/12	\$75,000.00	\$6,250.00

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.

6. Upon any contract for the transfer of the subject building (by lessor or overlandlord), the lessor has the option to cancel this lease upon three (3) months' notice to the tenant to be exercised by either the lessor, or this option may be exercised by any new owner (i.e., the transferee in any transfer) upon three (3) months' notice to the tenant. If the notice is given by the lessor, it may be given at any time after contract for the transfer and up until the actual closing. If the notice is given by the transferee, then such notice must be given within one (1) year after the closing of title to the transferee.

CLAUDE SIMON, as Lessor

APPLE DESIGN SOURCE, INC., as Lessee

By: CLAUDE SIMON

by: