

VERNON & GINSBURG, LLP

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April 27, 2007

VIA FEDERAL EXPRESS

Stein & Farkas, LLP

1639 East 13th Street

Brooklyn, NY 11229

Attn: Aaron Stein

Re: Contract of Sale: 160 Madison Avenue, Unit #1

Dear Aaron:

Enclosed are four (4) contracts signed by our client at the end of the preprinted contract, your rider, and our rider. A copy of our client's down payment check of \$150,000 is also attached. We will send you the check upon receipt of two (2) fully signed contracts, including your signature as escrowee. Please return the contracts by May 4, 2007.

Sincerely yours,



Darryl M. Vernon
(dvernon@vernonginsburg.com)

DMV/mca
Enclosures