

Fax to: 718 / 797-1639

Date: _____

To: Mr. William R. Marquardt
Commercial Real Estate Lending
Sovereign Bank
195 Montague St, 14th floor
Brooklyn, N.Y. 11201

Subject: 160 Madison Ave, NY
Loan Application

NON-REVOCABLE EXCLUSIVE
MORTGAGE BROKER AUTHORIZATION

Dear Mr. Marquardt,

I hereby authorize BERKO & ASSOCIATES, LLC, to
exclusively negotiate on my behalf in the procurement of a mortgage on the above
subject property with Sovereign Bank during the period from
March 29th, 2007 to June 29th, 2007. [3- month period].

In addition, I hereby advised Sovereign Bank not to recognize or accept any
inquires for the subject property from any brokers during the exclusive period
indicated the above.

If I should elect to enlist mortgage brokers to represent me in the procurement of a
mortgage for the subject property, I will notify and give them a copy of this letter. I
will also advise them not to contact Sovereign Bank to inquire for a mortgage
during the period mentioned in the above paragraph.

Very truly yours,

(Print name)

(Signature)