

**Fax to: 718 / 797-1639**

Date: \_\_\_\_\_

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

Subject: 160 Madison Ave, NY  
loan application

**NON-REVOCABLE EXCLUSIVE  
MORTGAGE BROKER AUTHORIZTION**

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 29<sup>th</sup>, 2007 to June 29<sup>th</sup>, 2007. [3- month period].

In addition, I hereby advised Sovereign Bank not to recognize or accept any inquiries 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)