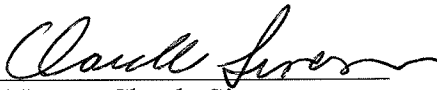


SIGNATURE RIDER TO NEW YORK CITY RPT FORM

GRANTOR:

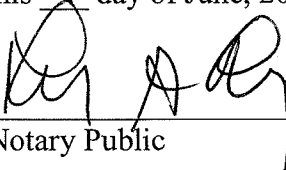
160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

TAX IDENTIFICATION
NUMBER:

13-3189657

Sworn to and subscribed to before me on
this 21st day of June, 2012


Notary Public

LUCY H LEVY
Notary Public, State of New York
Qualified in New York County
No. 01LE4850840
Commission Expires May 8, 2015

Signature Page Continues on Following Page]

SIGNATURE RIDER TO NEW YORK CITY RPT FORM

GRANTOR:

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: Claude Simon
Name: Claude Simon
Title: President

TAX IDENTIFICATION
NUMBER:

13-3189657

Sworn to and subscribed to before me on
this 21 day of June, 2012

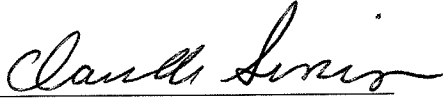
[Signature]
Notary Public

LUCY H LEVY
Notary Public, State of New York
Qualified in New York County
No. 01LE4950940
Commission Expires May 8, 20 15
[Signature Page Continues on Following Page]

SIGNATURE RIDER TO NEW YORK CITY RPT FORM

GRANTOR:

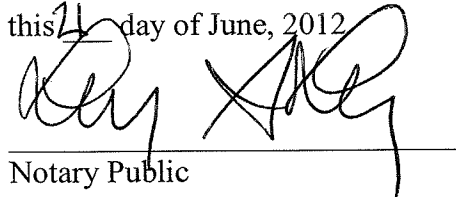
160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

TAX IDENTIFICATION
NUMBER:

13-3189657

Sworn to and subscribed to before me on
this 24 day of June, 2012


Notary Public

LUCY H LEW
Notary Public, State of New York
Qualified in New York County
No. 01LE4950940
Commission Expires May 6, 2015
[Signature Page Continues on Following Page]

SIGNATURE RIDER TO NEW YORK CITY RPT FORM

GRANTOR:

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: Claude Simon
Name: Claude Simon
Title: President

TAX IDENTIFICATION
NUMBER:

13-3189657

Sworn to and subscribed to before me on
this 27 day of June, 2012

Lucy H. Levy
Notary Public


LUCY H. LEVY
Notary Public, State of New York
Qualified in New York County
No. 01LE4950940
Commission Expires May 8, 2015

[Signature Page Continues on Following Page]

SIGNATURE RIDER TO
NEW YORK STATE TP-584 TRANSFER TAX RETURN

GRANTOR:

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: 

Name: Claude Simon

Title: President

[Signature Page Continues on Following Page]

SIGNATURE RIDER TO
NEW YORK STATE TP-584 TRANSFER TAX RETURN

GRANTOR:

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation


By: Claude Simon
Name: Claude Simon
Title: President

[Signature Page Continues on Following Page]

SIGNATURE RIDER TO
NEW YORK STATE TP-584 TRANSFER TAX RETURN

GRANTOR:

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

[Signature Page Continues on Following Page]

SIGNATURE RIDER TO
NEW YORK STATE TP-584 TRANSFER TAX RETURN

GRANTOR:

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: 

Name: Claude Simon

Title: President

[Signature Page Continues on Following Page]

SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT
(RP-5217NYC) (con't)

SELLER:

160 MADISON AVENUE OWNERS
CORPORATION, a New York corporation

By: Claude Simon
Name: Claude Simon
Title: President

SELLER'S ATTORNEY:


VERNON & GINSBURG, LLP

Darryl Vernon, Esq.
Telephone Number: (212) 949-7300

SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT
(RP-5217NYC) (con't)

SELLER:

160 MADISON AVENUE OWNERS
CORPORATION, a New York corporation

By: 
Name: Claude Simon
Title: President

SELLER'S ATTORNEY:


VERNON & GINSBURG, LLP

Darryl Vernon, Esq.
Telephone Number: (212) 949-7300

SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT
(RP-5217NYC) (con't)

SELLER:

160 MADISON AVENUE OWNERS
CORPORATION, a New York corporation

By: 
Name: Claude Simon
Title: President

SELLER'S ATTORNEY:

VERNON & GINSBURG, LLP

Darryl Vernon, Esq.
Telephone Number: (212) 949-7300

SIGNATURE RIDER TO NEW YORK CITY REAL PROPERTY TRANSFER REPORT
(RP-5217NYC) (con't)

SELLER:

160 MADISON AVENUE OWNERS
CORPORATION, a New York corporation

By:



Name: Claude Simon

Title: President

SELLER'S ATTORNEY:

VERNON & GINSBURG, LLP


Darryl Vernon, Esq.

Telephone Number: (212) 949-7300

IN WITNESS WHEREOF, Assignor and Assignee have executed this Omnibus Assignment and Assumption Agreement as of the date first above written.

ASSIGNOR:

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

ASSIGNEE:


160 MADISON AVE LLC,
a Delaware limited liability company

By: _____
Name: John LaGratta
Title: Authorized Signatory

IN WITNESS WHEREOF, Assignor and Assignee have executed this Omnibus Assignment and Assumption Agreement as of the date first above written.

ASSIGNOR:

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

ASSIGNEE:


160 MADISON AVE LLC,
a Delaware limited liability company

By: _____
Name: John LaGratta
Title: Authorized Signatory

IN WITNESS WHEREOF, Assignor and Assignee have executed this Omnibus Assignment and Assumption Agreement as of the date first above written.

ASSIGNOR:

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

ASSIGNEE:


160 MADISON AVE LLC,
a Delaware limited liability company

By: _____
Name: John LaGratta
Title: Authorized Signatory

IN WITNESS WHEREOF, Assignor and Assignee have executed this Omnibus Assignment and Assumption Agreement as of the date first above written.

ASSIGNOR:

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation


By: 
Name: Claude Simon
Title: President

ASSIGNEE:


160 MADISON AVE LLC,
a Delaware limited liability company

By: _____
Name: John LaGratta
Title: Authorized Signatory


160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President


160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation


By: 
Name: Claude Simon
Title: President

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President


SELLER:

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

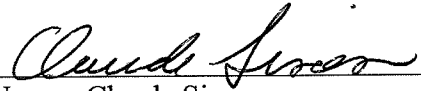
SELLER:

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

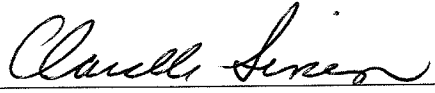
SELLER:

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President


SELLER:

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

Very truly yours,

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: CLAUDE SIMON
Title: President

160 MADISON AVE LLC,
a Delaware limited liability company

By: _____
Name: John LaGratta
Title: Authorized Signatory

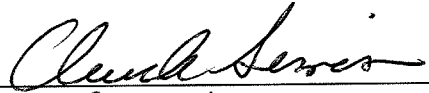
ACCEPTED AND AGREED TO AS OF
THE ____ DAY OF JUNE, 2012

FIRST AMERICAN TITLE INSURANCE
COMPANY

By: _____
Name:
Title:

Very truly yours,

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

160 MADISON AVE LLC,
a Delaware limited liability company

By: _____
Name: John LaGratta
Title: Authorized Signatory


ACCEPTED AND AGREED TO AS OF
THE ____ DAY OF JUNE, 2012

FIRST AMERICAN TITLE INSURANCE
COMPANY

By: _____
Name:
Title:

Very truly yours,

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

160 MADISON AVE LLC,
a Delaware limited liability company

By: _____
Name: John LaGratta
Title: Authorized Signatory


ACCEPTED AND AGREED TO AS OF
THE ____ DAY OF JUNE, 2012

FIRST AMERICAN TITLE INSURANCE
COMPANY

By: _____
Name:
Title:

Very truly yours,

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

160 MADISON AVE LLC,
a Delaware limited liability company

By: _____
Name: John LaGratta
Title: Authorized Signatory


ACCEPTED AND AGREED TO AS OF
THE ____ DAY OF JUNE, 2012

FIRST AMERICAN TITLE INSURANCE
COMPANY

By: _____
Name:
Title:

Very truly yours,

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: president

160 MADISON AVE LLC,
a Delaware limited liability company

By: _____
Name: John LaGratta
Title: Authorized Signatory


ACCEPTED AND AGREED TO AS OF
THE ____ DAY OF JUNE, 2012

FIRST AMERICAN TITLE INSURANCE
COMPANY

By: _____
Name:
Title:

Very truly yours,

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

160 MADISON AVE LLC,
a Delaware limited liability company

By: _____
Name: John LaGratta
Title: Authorized Signatory

ACCEPTED AND AGREED TO AS OF
THE ____ DAY OF JUNE, 2012

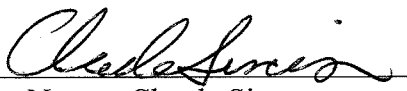
FIRST AMERICAN TITLE INSURANCE
COMPANY

By: _____
Name:
Title:

SIGNATURE RIDER TO NEW YORK CITY RPT FORM (TERMINATION OF MEMO OF
CONTRACT)

GRANTOR:

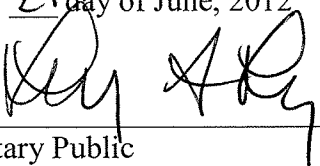
160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

TAX IDENTIFICATION
NUMBER:

13-3189657

Sworn to and subscribed to before me on
this 21 day of June, 2012


Notary Public


LUCY H LEVY
Notary Public, State of New York
Qualified in New York County
No. 01LE4850846
Commission Expires May 8, 2015

Signature Page Continues on Following Page]

SIGNATURE RIDER TO NEW YORK CITY RPT FORM (TERMINATION OF MEMO OF CONTRACT)

GRANTOR:

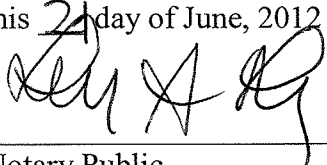
160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

TAX IDENTIFICATION
NUMBER:

13-3189657

Sworn to and subscribed to before me on
this 21 day of June, 2012


Notary Public


LUCY H LEWY
Notary Public, State of New York
Qualified in New York County
No. 01LE4950940
Commission Expires May 8, 2015

[Signature Page Continues on Following Page]

SIGNATURE RIDER TO NEW YORK CITY RPT FORM (TERMINATION OF MEMO OF CONTRACT)

GRANTOR:

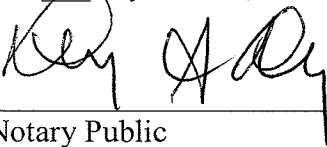
160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

TAX IDENTIFICATION
NUMBER:

13-3189657

Sworn to and subscribed to before me on
this 21 day of June, 2012

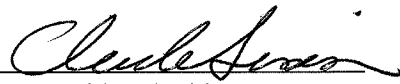

Notary Public

LUCY H LEVY *Signature Page Continues on Following Page]*
Notary Public, State of New York
Qualified in New York County
No. 01LE4950940
Commission Expires May 8, 20 15

SIGNATURE RIDER TO NEW YORK STATE TP-584 TRANSFER TAX RETURN
(TERMINATION OF MEMO OF CONTRACT)

GRANTOR:

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

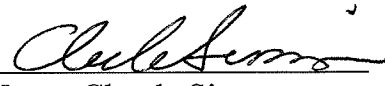
By: 
Name: Claude Simon
Title: President

[Signature Page Continues on Following Page]

SIGNATURE RIDER TO NEW YORK STATE TP-584 TRANSFER TAX RETURN
(TERMINATION OF MEMO OF CONTRACT)

GRANTOR:

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation


By: 
Name: Claude Simon
Title: President

[Signature Page Continues on Following Page]

SIGNATURE RIDER TO NEW YORK STATE TP-584 TRANSFER TAX RETURN
(TERMINATION OF MEMO OF CONTRACT)

GRANTOR:

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

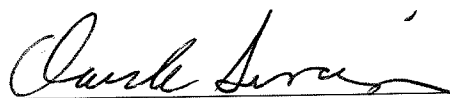
By: 
Name: Claude Simon
Title: President

[Signature Page Continues on Following Page]

IN WITNESS WHEREOF, Grantor has duly executed this deed the day and year first above written.

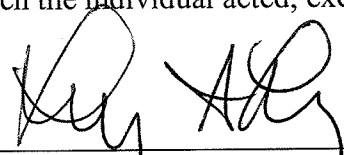
GRANTOR:

160 MADISON AVENUE OWNERS CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the 21 day of June in the year 2012 before me, the undersigned, personally appeared Claude Simon, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person or entity upon behalf of which the individual acted, executed the instrument.


Signature and Office of individual
taking acknowledgment

LUCY H LEVY
Notary Public, State of New York
Qualified in New York County
No. 01LE4950940
Commission Expires May 8, 2015