

EINIG & BUSH, LLP
Attorneys at Law
420 Lexington Avenue
New York, NY 10170
(212) 983-8866
TELECOPIER (212) 983-1039

STEVEN L. EINIG
MICHAEL R. BUSH

June 26, 2012
BY TELEFAX (212)677-4432
Daryl Vernon, Esq.
Vernon & Ginsburg, LLP
261 Madison Avenue
New York, New York 10016

RE: 160 Madison Avenue, New York, New York

Dear Mr. Vernon:

This letter supercedes our previous letter of June 19, 2012. Please be advised that the following amounts will be necessary to satisfy its mortgage, on the above referenced property, on or before June 29, 2012

Principal	\$1,389,826.99
Interest @ 6.125% from 07/01/12 - 07/12/12	2,837.52(\$236.46p.d.)
Fee Payment	69,491.35
Lender's Processing Fee	250.00
(Escrow Balance)	(115,670.32)
Total	\$1,346,735.54

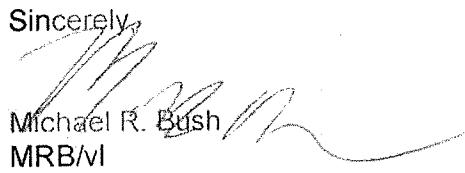
Please note that the amounts are subject to verification and/or correction and are not to be construed as an estoppel against my client. No payments are waived in anticipation of a closing and a monthly payment is due on July 1, 2012. The above stated amounts are valid provided a closing occurs and my client is in receipt of funds on or before June 29, 2012. Said amounts are to be paid by wire transmission to **INTERVEST NATIONAL BANK**. Wire instructions are as follows:

Federal Reserve Bank of New York
for credit to: Intervest National Bank, One Rockefeller Plaza, New York, New York 10020
ABA # 0260 1329 1
DI Name -- Intervest NB
Loan Number: 1433-00-0354

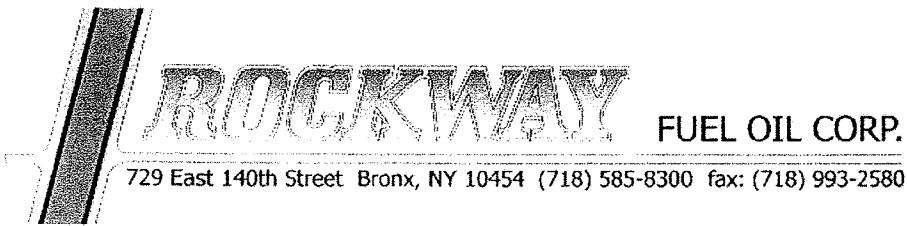
The above sums do not include the legal fees of Einig & Bush, LLP for the preparation of the satisfaction and miscellaneous charges. Our fee for the above is \$600.00 and is payable in the form of attorney's or bank checks. Please note the above referenced fees do not include an appearance at a closing. Please indicate if one is desired.

Subsequent to the receipt and clearance of said funds, we will provide a satisfaction of the mortgage and all documents in our possession. Please contact me if you have any questions concerning the information in this letter.

Sincerely,


Michael R. Bush
MRB/vl

cc: Intervest National Bank



June 15, 2012

160 Madison Avenue Owners Corp.
254 Fifth Avenue – 3rd floor
New York, N.Y. 10001

Re: 160 Madison Avenue
Manhattan

Dear Customer:

With regards to the above named premises, please be advised that as of this date there are 1900 gallons at \$3.5030 per gallon of #2 fuel oil in the tank. The total cost is \$7,345.19 including tax.

Very truly yours,

ROCKWAY FUEL OIL CORP.

A handwritten signature in black ink that reads "Lawrence Rutigliano".

Lawrence Rutigliano

Purchase Order Number	Invoice Date	Invoice Number	Invoice Amount	Payment Due Date
	04/07/12	69032555	\$1,268.81	Upon Receipt



Nature Of Service: Quarterly Billing

Current Charges:

05/01/12 - 07/31/12

Recurring Service

Amount: \$1,165.39

Tax: \$103.42

\$1,268.81

Total Balance Due:**\$1,268.81**

Did you know... Failure to include your invoice could cause a delay in processing your payment.

Don't Forget to Include the Following With Your Payment:

Customer Number
Invoice Number

Customer Number:

01300 106826314

Business/Account Name:
160 MADISON AVE CORP

Service Address:

160 Madison Ave
5th Floor
New York, NY 10016-5412

Billing Questions: (888) 238-2455

Sales/Relocation: (800) 238-7887

Monitoring/Service: (800) 238-2727

ADT Tax ID Number: 58-1814102

How to Read Your Bill:

<http://www.adt.com/billinfo>



It's fast and even more important - it's easy! You can save time and money paying your bill. Please see the back of your invoice to see how you can setup your account for automatic payments using your bank account!

Visit [www.ADT.com](http://www.adt.com) for up-to-date security services information for your business.

To pay this invoice and/or future recurring invoice by credit card, follow the instructions on the back of this invoice.

*AC#5600
4/30/12*

Late Fee Policy: A late fee of 1.5% (or highest rate permitted by law, if less) per month will be assessed on the unpaid Total Balance Due when more than 30 days past due.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

Page 1 of 2

NEW YORK AUTOMATIC Sprinkler Service Co.

A DIVISION OF UNITED STATES SPRINKLER CORP.

270 SUNRISE HIGHWAY, ROCKVILLE CENTRE, N.Y. 11570

NEW YORK CITY
TELEPHONE
(718) 343-3100

LONG ISLAND
TELEPHONE
(516) 766-6800

*Fax 516 764-8983
Barbara*

160 MADISON AVE OWNERS CORP.
160 MADISON AVENUE
NEW YORK, NY
10016

JOHN SIMON
212683-9300

INSPECTION ADDRESS

160 MADISON AVENUE

INVOICE DATE	INSPECTION PERIOD	INVOICE #	ACCOUNT NO.	AMOUNT DUE
1/1/2012	02/01/12 - 07/31/12	RC000070340	103405	313.00

ALL INVOICES DUE NET 30 DAYS AFTER DATE OF INVOICE. A FINANCE CHARGE OF 1 1/2% PER MONTH WILL BE ADDED TO ALL INVOICES PAST DUE BEYOND 30 DAYS

PURCHASE ORDER#

ORIGINAL INVOICE

Reference	Description/Comments	Amount
Renewal	Semi-Annual invoice includes a monthly visual inspection of the fire protection sprinkler system and performing quarterly Water Flow Tests.	313.00
	SALES TAX	0.00
	TOTAL AMOUNT DUE	313.00

*2/3/12 fl
do 556/*

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NEW YORK AUTOMATIC Sprinkler Service Co.

A DIVISION OF UNITED STATES SPRINKLER CORP.

270 SUNRISE HIGHWAY, ROCKVILLE CENTRE, N.Y. 11570

NEW YORK CITY
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LONG ISLAND
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160 MADISON AVE OWNERS CORP.
160 MADISON AVENUE
NEW YORK, NY
10016

JOHN SIMON
212683-9300

INSPECTION ADDRESS

160 MADISON AVENUE

SEMI-ANNUAL CHARGE COVERS MONTHLY INSPECTION OF
SPRINKLER SYSTEM AS REQUIRED BY THE FIRE DEPT.

INVOICE DATE	INSPECTION PERIOD	INVOICE #	ACCOUNT NO.	AMOUNT DUE
7/1/2011	08/01/11 - 07/31/12	RC000069122	103405	213.00

ALL INVOICES DUE NET 30 DAYS AFTER DATE OF INVOICE. A FINANCE CHARGE OF 1 1/2% PER MONTH WILL BE ADDED TO ALL INVOICES PAST DUE BEYOND 30 DAYS

PURCHASE ORDER#

ORIGINAL INVOICE

Reference	Description/Comments	Amount
RENEWAL	INSPECTION OF SPRINKLER SYSTEM	213.00
	SALES TAX	0.00
	TOTAL AMOUNT DUE	213.00

7/1/11
Ac 5444

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TO INSURE PROPER CREDIT, PLEASE DETACH AND RETURN BOTTOM PORTION WITH PAYMENT

INVOICE DATE	INSPECTION PERIOD	INVOICE #	ACCOUNT NO.	AMOUNT DUE
7/1/2011	08/01/11 - 07/31/12	RC000069122	103405	213.00

160 MADISON AVE OWNERS CORP.
160 MADISON AVENUE
NEW YORK, NY
10016

160 MADISON AVENUE

PLEASE INDICATE YOUR ACCOUNT NUMBER &
MAKE CHECK PAYABLE TO:

NEW YORK AUTOMATIC SPRINKLER SERVICE CO.
A DIVISION OF UNITED STATES SPRINKLER CORP.
P.O. BOX 288, ROCKVILLE CENTRE, N.Y.
11571-0288

PLEASE PROVIDE YOUR EMAIL ADDRESS