

September 21, 2012

**Offer Sheet**

Joe Koicim  
Marcus & Millichap  
270 Madison Avenue, 7<sup>th</sup> Floor  
New York, NY 10016

**Re: Property Located At 538 East 89<sup>th</sup> Street**

Dear Joe,

This memorandum confirms our intent to purchase the above property with the terms and conditions outlined below. This represents a Non-Binding Letter of Intent.

<b>Purchaser:</b>	<input type="checkbox"/> <b>Claude Simon</b>
<b>Purchase Price:</b>	<input type="checkbox"/> \$5,650,000 All Cash
<b>Contract Deposit:</b>	<input type="checkbox"/> 10% at Contract Signing
<b>Due Diligence Period:</b>	<input type="checkbox"/> All Due Diligence to be Performed Prior to Contract Signing
<b>Financing:</b>	<input type="checkbox"/> All Cash Offer, Not Contingent on a Mortgage
<b>Property Condition:</b>	<input type="checkbox"/> Property Sold "As Is;" Offer Not Contingent on Removal of any Violations or Environmental, Physical or Structural Issues
<b>Closing Date:</b>	<input type="checkbox"/> <b>90</b> Days After Contract Signing

**Signed & Accepted: (Buyer)**  
  
\_\_\_\_\_  
Claude Simon

**Signed & Accepted : (Seller)**  
\_\_\_\_\_  
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**Broker:**  
Joe Koicim  
Marcus & Millichap