

September 21, 2012

Offer Sheet

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

Re: Property Located At 538 East 89th 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.

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

Signed & Accepted: (Buyer)

Claude Simon

Signed & Accepted : (Seller)

Broker:
Joe Koicim
Marcus & Millichap