

INTERVEST NATIONAL BANK  
ONE ROCKEFELLER PLAZA STE 400  
NEW YORK, NY 10020

Loan:

Page: 1  
1433000354 01/12/2012

Telephone: 212-218-8383

160 MADISON AVENUE OWNERS, CORP  
C/O MR CLAUDE SIMON  
160 MADISON AVENUE  
7th FLOOR  
NEW YORK NY 10016

\* L o a n P a y m e n t \*

COMMERCIAL REAL ESTATE LOAN	Maturity Date:	05/01/2016
Principal Balance: 1,421,237.42	Current Rate:	6.1250
Interest Thru 01/12/2012: 2,898.30	Interest Paid 2011:	98,687.12
One Day's Interest: 241.80	Original Loan Date:	04/25/2008
Amount Past Due: .00	Original Loan Amount:	1,700,000.00
Escrow Balance: 109,965.00	Date of Last Payment:	12/28/2011
	Last Payment Amount:	21,275.00

Date Payment Due:	02/01/2012
Principal Due:	5,007.35
Interest Due:	7,492.65
Escrow Due:	8,775.00
Total Amount Due: *	21,275.00 *

1/23/12  
d #5545

INTERVEST NATIONAL BANK  
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02/10/2012

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NEW YORK NY 10016

\* L o a n P a y m e n t \*

COMMERCIAL REAL ESTATE LOAN

Principal Balance:	1,416,230.07	Maturity Date:	05/01/2016
Interest Thru 02/12/2012:	2,887.20	Current Rate:	6.1250
One Day's Interest:	240.95	Interest Paid 2012:	7,492.65
Amount Past Due:	.00	Original Loan Date:	04/25/2008
Escrow Balance:	118,740.00	Original Loan Amount:	1,700,000.00
		Date of Last Payment:	01/27/2012
		Last Payment Amount:	21,275.00

Date Payment Due:	03/01/2012
Principal Due:	5,516.55
Interest Due:	6,983.45
Escrow Due:	8,775.00
Total Amount Due: *	21,275.00 *

2/11/12  
dk 2/28/12

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C/O MR CLAUDE SIMON  
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7th FLOOR  
NEW YORK NY 10016

\* L o a n P a y m e n t \*

COMMERCIAL REAL ESTATE LOAN

Principal Balance:	1,410,713.52	Maturity Date:	05/01/2016
Interest Thru 03/12/2012:	2,878.33	Current Rate:	6.1250
One Day's Interest:	240.01	Interest Paid 2012:	14,476.10
Amount Past Due:	.00	Original Loan Date:	04/25/2008
Escrow Balance:	127,515.00	Original Loan Amount:	1,700,000.00
		Date of Last Payment:	02/28/2012
		Last Payment Amount:	21,275.00

Date Payment Due:	04/01/2012
Principal Due:	5,061.35
Interest Due:	7,438.65
Escrow Due:	8,775.00
Total Amount Due: *	21,275.00 *

3/22/12  
db \$15580

INTERVEST NATIONAL BANK  
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Loan:

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7th FLOOR  
NEW YORK NY 10016

\* L o a n P a y m e n t \*

COMMERCIAL REAL ESTATE LOAN	Maturity Date:	05/01/2016
Principal Balance: 1,405,652.17	Current Rate:	6.1250
Interest Thru 04/11/2012: 2,627.27	Interest Paid 2012:	21,914.75
One Day's Interest: 239.15	Original Loan Date:	04/25/2008
Amount Past Due: .00	Original Loan Amount:	1,700,000.00
Escrow Balance: 133,549.18	Date of Last Payment:	03/28/2012
	Last Payment Amount:	21,275.00

Date Payment Due:	05/01/2012
Principal Due:	5,328.77
Interest Due:	7,171.23
Escrow Due:	8,775.00
Total Amount Due: *	21,275.00 *

ok# 5558  
4/18/12

INTERVEST NATIONAL BANK  
ONE ROCKEFELLER PLAZA STE 400  
NEW YORK, NY 10020

Loan:

1433000354

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05/14/2012

Telephone: 212-218-8383

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C/O MR CLAUDE SIMON  
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NEW YORK NY 10016

\* L o a n P a y m e n t \*

COMMERCIAL REAL ESTATE LOAN

Principal Balance:	1,400,323.40	Maturity Date:	05/01/2016
Interest Thru 05/14/2012:	3,334.59	Current Rate:	6.1250
One Day's Interest:	238.24	Interest Paid 2012:	29,085.98
Amount Past Due:	.00	Original Loan Date:	04/25/2008
Escrow Balance:	141,974.18	Original Loan Amount:	1,700,000.00
		Date of Last Payment:	04/30/2012
		Last Payment Amount:	21,275.00
Date Payment Due:	06/01/2012		
Principal Due:	5,115.17		
Interest Due:	7,384.83		
Escrow Due:	8,775.00		
Total Amount Due:	21,275.00		

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INTERVEST NATIONAL BANK  
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NEW YORK NY 10016

\* L o a n P a y m e n t \*

COMMERCIAL REAL ESTATE LOAN	Maturity Date:	05/01/2016
Principal Balance: 1,395,208.23	Current Rate:	6.1250
Interest Thru 06/11/2012: 2,608.55	Interest Paid 2012:	36,470.81
One Day's Interest: 237.37	Original Loan Date:	04/25/2008
Amount Past Due: .00	Original Loan Amount:	1,700,000.00
Escrow Balance: 147,942.68	Date of Last Payment:	05/29/2012
	Last Payment Amount:	21,275.00

Date Payment Due:	07/01/2012
Principal Due:	5,381.24
Interest Due:	7,118.76
Escrow Due:	8,775.00
Total Amount Due:	21,275.00

Pd off #5637  
6/15/12

\* \* Please return this portion with your payment \* \*

L o a n P a y m e n t N o t i c e

160 MADISON AVENUE OWNERS, CORP  
C/O MR CLAUDE SIMON  
160 MADISON AVENUE  
7th FLOOR  
NEW YORK NY 10016

Total Amount Due:	21,275.00
Additional Principal:	_____
Additional Escrow:	_____
Additional Payment:	_____
Amount Enclosed:	\$ _____

Date Payment Due:	07/01/2012
COMMERCIAL REAL ESTATE LOAN	
Loan Number:	1433000354
Regular Payment T/C:	325

INTERVEST NATIONAL BANK  
ONE ROCKEFELLER PLAZA STE 400  
NEW YORK, NY 10020

**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