



REAL ESTATE

Charles H. Greenthal Management

Four Park Avenue - Third Floor • New York, NY 10016-5300

LINCOLN PLAZA TENANTS CORP.
44 WEST 62ND STREET
NEW YORK, NEW YORK 10023

Telephone: (212) 340-9300

FAX: (212) 447-1667

REQUIREMENTS FOR THE SUBLEASE OF APARTMENTS

1. Sublease application, completed and signed. (used enclosed form).
2. Sublease Agreement, fully executed and dated by all parties.
3. Lead paint disclosure form executed by Shareholder(s), Subtenant(s) and Agent(s).
4. Landlord reference letter or managing agent.
5. Employer (s) reference letter (stating job function, length of employment and annual compensation in dollars). If self-employed a letter from accountant.
6. Bank (s) reference letter, stating type of account, account number and amount on deposit in dollars. Please note that a bank statement cannot be used in lieu of the above requested letter.
7. Net Worth Statement (enclosed), a listing of all assets (e.g. real estate, stock, bonds and present market value, etc.).
8. Past two years 1040 tax returns with schedules and W-2 forms. If self-employed, please provide copies of checks (front and back) for payment of federal taxes in lieu of W-2 forms.
9. Two (2) personal letters of reference.
10. Letter from shareholder accepting liability for any damage caused by the tenant for the duration of the lease. (Must use enclosed form), must also include a copy of the shareholders current Insurance Policy.
11. House rules, affidavit. Please use enclosed form must be completed, signed and notarized by proposed subtenant(s).
12. Credit search release. Please use enclosed form which must be signed, dated and returned by the proposed subtenant(s).
(JUST THE ORIGINAL / NO COPIES NEEDED)
13. All sublets must be approved by the Board.

(cont'd)

MEMBERS OF THE WEST GROUP OF COMPANIES

The Charles H. Greenthal Group Inc. • Charles H. Greenthal Management Corp. • Charles H. Greenthal Commercial Corp.
Charles H. Greenthal Residential Sales Corp. • Charles H. Greenthal Residential Rentals • The Cooperative Capital Group
Greenthal West Residential Sales Corp. • Greensboro, N.C. Associates • West Properties, Inc. • Greenthal Capital Corp.
Greenthal Realty Partners, L.P. • BWJ Advertising Inc. • Westampa Co.



REAL ESTATE

PAGE 2
LINCOLN PLAZA TENANTS CORP.
44 WEST 62ND STREET
SUBLEASE REQUIREMENTS

14. Window Guard Notice (enclosed).

CERTIFIED CHECK'S ONLY

15. A check payable to Charles H. Greenthal Management in the amount of \$300.00 processing fee. **(NON-REFUNDABLE)**
16. A check payable to Charles H. Greenthal Management for a credit report. The charge is \$60.00 **PER-PERSON (NON-REFUNDABLE)**

(OWNER'S)

SHAREHOLDER(S): A check payable to Lincoln Plaza Tenants Corp, in the amount of 15% of the monthly maintenance multiplied by the number of months of the lease term.

SPECIAL NOTE: LINCOLN PLAZA TENANTS CORP. CABLE IS SUPPLIED BY LIBERTY CABLE. KINDLY SEE SUPERINTENDENT FOR FURTHER INSTRUCTION.

NOTE: **EIGHT (8) COPIES PLUS THE (ORIGINAL) OF ALL PAPERS ARE REQUIRED BY CHARLES H. GREENTHAL MANAGEMENT FOR SUBMISSION TO THE BOARD OF DIRECTORS. ALL COPIES MUST BE MADE INTO INDIVIDUAL COLLATED SETS. PACKAGE RECEIVED INCOMPLETE OR WITH ILLEGIBLE COPIES WILL BE RETURNED TO SENDER.**
INCOMPLETE PACKAGE CAUSE DELAYS.

NO APPLICATION WILL BE CONSIDERED IF TENANT SHAREHOLDER(S) ACCOUNT IS IN ARREARS.



REAL ESTATE

Charles H. Greenthal Management

488 Madison Avenue • New York, NY 10022

Telephone: (212) 688-8900

FAX: (212) 308-5837

LINCOLN PLAZA TENANTS CORP.
44 WEST 62ND STREET
NEW YORK, NEW YORK 10023

RIDER TO SUBLEASE POLICY
(AS OF AUGUST 10, 1994)

NOTE: THIS RIDER APPLIES ONLY IN A VERY LIMITED SITUATIONS. RIDER APPLIES ONLY WHEN A CURRENT SHAREHOLDER SUBLETS ANOTHER APARTMENT IN THE BUILDING (i.e. SHAREHOLDER OF APARTMENT 1 BECOMES A SUBTENANT IN APARTMENT 2 WHILE CONTINUING TO OWN APARTMENT 1).

The purpose of this amendment is to simplify and abbreviate the filing requirements in the situation where an existing current resident shareholder of Lincoln Plaza Tenants Corp., proposes to sublet (i.e. to become a subtenant in another apartment in the building). If an existing current shareholder who is a resident in the building proposes to sublet another apartment in the building, then the Sublease Policy is amended as follows:

INITIAL TERM:

1. Overtenant is required to submit only the following to the Lincoln Plaza Tenants Corp., Board for approval:
 - a. Sublease Agreement, as provided in Sublease Policy.
 - b. Letter form Undertenant (not Overtenant as stated in Sublease Policy) accepting liability for any damage caused by Undertenant for the duration of the Sublease (see revised form attached).
 - c. House Rules affidavit (same form as provided for in the Sublease Policy).

Accordingly, items 2,3,4,5,6,7,8 and 10 of the requirements for an initial term sublease, as provided in the Sublease Policy, are eliminated.

2. Due to this abbreviated filing, the fees payable to Charles H. Greenthal Management, as provided in the Sublease Policy, are modified as follows:



LINCOLN PLAZA TENANTS CORP.
44 WEST 62ND STREET
NEW YORK, NEW YORK 10023

SUBLEASE POLICY

1. All sublets must be approved by the Board of Directors.
2. Maximum lease term is one (1) year. Any portion to extend for a second year (or portion thereof) requires explicit Board approval within ninety (90) days of the end of the first year lease term and prior to the second year lease term.
3. Sublets for less than one (1) year will be considered as a one (1) year term.
4. Sublets will be approved for no more than two (2) years within any five year period.

NOTES: In order to ensure that all requests are reviewed carefully, it is the Owner's responsibility to:

(a) Ensure that the Board be given a minimum thirty (30) days from the time it received the completed package from Charles H. Greenthal Management for consideration of all requests.

AND

(b) ensure that the Board be given a minimum fifteen (15) days from the date of receipt of a letter from the owner requesting an extension of the lease term.

This policy does not change the terms of the offering plan.



REAL ESTATE

RENEWAL OPTION

Letter from shareholder(s) requesting permission to extend the existing sublease term of an additional year along with a statement from the subtenant(s) indicating any change of condition on their personal financial from the time of the initial submission.

CONTACT PERSON REGARDING RENEWAL'S:

Tom Yee (212) 340-9604
Property Manager

CHARLES H. GREENTHAL MGMT.
4 Park Avenue - 3rd Floor
New York, NY 10016
(212) 340-9300



REAL ESTATE

APPLICATION FOR SUBLEASE OF CO-OP OR LEASE OF CONDOMINIUM UNIT

Please Print or Type all information.

SPECIAL NOTE: ALL information MUST be provided;
otherwise, the application will be returned.

DATE: _____, 19____

ADDRESS OF BUILDING APPLYING FOR: _____ APT. NO.: _____

SHAREHOLDER/OWNER'S NAME: _____

SHAREHOLDER/OWNER'S ADDRESS: _____ CITY/STATE: _____

TELEPHONE: BUSINESS: (____) _____ HOME: (____) _____ FAX: (____) _____

TERM OF LEASE: _____ COMMENCEMENT DATE: _____

EXPIRATION DATE: _____ ANNUAL RENT: \$ _____

MONTHLY RENT: \$ _____ SECURITY: \$ _____ POSSESSION DATE: _____

NAME OF ALL PERSONS TO OCCUPY APARTMENT & RELATIONSHIP TO APPLICANT: _____

APPLICANT NAME: _____

PRESENT ADDRESS: _____ TELEPHONE NO.: _____

PREVIOUS ADDRESS: _____ DATES OF OCCUPANCY: _____

SOCIAL SECURITY NO.: _____ DATE OF BIRTH: _____

DRIVER'S LICENSE NO.: _____ STATE: _____

EMPLOYER: _____ LENGTH OF EMPLOYMENT: _____

BUSINESS ADDRESS: _____ TELEPHONE NO.: _____

NATURE OF BUSINESS: _____ POSITION HELD: _____ SALARY: \$ _____

PREVIOUS EMPLOYER: _____ LENGTH OF EMPLOYMENT: _____

PREVIOUS BUSINESS ADDRESS: _____

CO-APPLICANT'S NAME: _____

PRESENT ADDRESS: _____ TELEPHONE NO.: _____

PREVIOUS ADDRESS: _____ DATES OF OCCUPANCY: _____

SOCIAL SECURITY NO.: _____ DATE OF BIRTH: _____

DRIVER'S LICENSE NO.: _____ STATE: _____

CO-APPLICANT'S EMPLOYER: _____ BUSINESS ADDRESS: _____

CO-APPLICANT'S OCCUPATION: _____ BUSINESS TELEPHONE: _____

FIRM: _____ SS#: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PERSONAL REFERENCES:

1. NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO.: (____) _____

2. NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO.: (____) _____

3. NAME: _____ FIRM: _____

ADDRESS: _____ TELEPHONE NO.: (____) _____

FINANCIAL REFERENCES:

NAME OF BANK: _____ ADDRESS: _____ TYPE OF ACCT: _____

NAME OF BANK: _____ ADDRESS: _____ TYPE OF ACCT: _____

NAME OF ACCOUNTANT, CPA, EXECUTOR (IF ANY): _____

FIRM: _____ ADDRESS: _____ TELEPHONE NO.: (____) _____

CHARGE ACCT.: _____ ACCT. NO.: _____ EXPIRATION DATE: _____

CHARGE ACCT.: _____ ACCT. NO.: _____ EXPIRATION DATE: _____

BROKER'S NAME: _____ TELEPHONE: (____) _____ FAX: (____) _____

FIRM: _____ SS#: _____

CO-BROKER'S NAME: _____ TELEPHONE: (____) _____ FAX: (____) _____

FIRM: _____ SS#: _____

Applicant(s) have read the attached Lead Warning Statement and complied with all Federal requirements pertaining thereto.

APPLICANT'S SIGNATURE: _____ DATE SIGNED: _____

CO-APPLICANT'S SIGNATURE: _____ DATE SIGNED: _____

CSI

CREDIT SEARCH INCORPORATED

437 MADISON AVENUE • NEW YORK, NEW YORK 10022 • TEL. (212) 486-8188

I hereby authorize Credit Search, Incorporated to conduct inquiries concerning my credit history with any of the credit bureaus used by the above named organization for the purpose of verifying information on me for my Rental/Coop or Mortgage application.

Authorized Signature

Please Sign And Return

*I hereby authorize Credit Search, Incorporated to conduct a background check within the United States of America used by the above named organization for the purpose of verifying information on me for my Rental/Coop or Mortgage application.

Authorized Signature

Please include date of birth.

CONTINGENCY LANGUAGE

This lease agreement is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at the Tenant's expense until 9:00 p.m. on the tenth calendar-day after ratification {insert date 10 days after contract ratification or a date mutually agreed upon}. (Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet Protect Your Family From Lead in Your Home for more information). This contingency will terminate at the above predetermined deadline unless the Tenant (or Tenant's agent) delivers to the Owner (or Owner's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Owner may, at the Shareholder's option, within _____ days after Delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Owner will correct the condition, the Owner shall furnish the Tenant with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Owner does not elect to make the repairs, or if the Owner makes a counter-offer, the Tenant shall have _____ days to respond to the counter-offer or remove this contingency and take the property in "as is" condition or this contract shall become void. The Tenant may remove this contingency at any time without cause.

**THIS LANGUAGE MUST BE INCLUDED IN EVERY LEASE AGREEMENT COMMENCING
DECEMBER 6, 1996.**

LEAD PAINT DISCLOSURE

LEAD WARNING STATEMENT:

HOUSING BUILT BEFORE 1978 MAY CONTAIN LEAD-BASED PAINT. LEAD FROM PAINT, PAINT CHIPS, AND DUST CAN POSE HEALTH HAZARDS IF NOT TAKEN CARE OF PROPERLY. LEAD EXPOSURE IS ESPECIALLY HARMFUL TO YOUNG CHILDREN AND PREGNANT WOMEN. BEFORE RENTING PRE-1978 HOUSING, LANDLORDS MUST DISCLOSE THE PRESENCE OF KNOWN LEAD-BASED PAINT HAZARDS IN THE DWELLING. TENANTS MUST ALSO RECEIVE A FEDERALLY APPROVED PAMPHLET ON LEAD POISONING PREVENTION.

APPLICANT(S) ACKNOWLEDGES RECEIPT OF THE LEAD PAINT PAMPHLET, "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME," ISSUED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND THE UNITED STATES CONSUMER PRODUCT SAFETY COMMISSION. HAS READ THE LEAD WARNING STATEMENT IN THE PARAGRAPH ABOVE, AND HAS BEEN ISSUED A LEAD PAINT DISCLOSURE FORM FOR EXECUTION.

Disclosure Format for Target Housing Rentals and Leases
Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

_____ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (b) Records and reports available to the lessor (check one below):

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

_____ (c) Lessee has received copies of all information listed above.

_____ (d) Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

_____ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Lessor Date

Lessor Date

Lessee Date

Lessee Date

Agent Date

Agent Date

**DEPARTMENT
OF HEALTH
OF THE
CITY OF
NEW YORK**

Notice to Tenant or Occupant

You are required by law to have window guards installed in your windows* if a child 10 years of age or younger lives in the apartment.

Your landlord is required by law to install window guards in your apartment if a child 10 years of age or younger lives in the apartment,
OR

if you ask him to install window guards at any time (you need not give a reason).

It is a violation of law to refuse, interfere with installation, or remove window guards where required, or to fail to complete and return this form to your landlord. If this form is not returned promptly, an inspection by the landlord will follow.

CHECK WHICHEVER APPLY:

CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT

WINDOW GUARDS ARE INSTALLED IN ALL WINDOWS*

NO CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT

WINDOW GUARDS ARE NOT INSTALLED IN ALL WINDOWS*

I WANT WINDOW GUARDS EVEN THOUGH I HAVE NO CHILDREN 10 YEARS OF AGE OR YOUNGER

WINDOW GUARDS NEED MAINTENANCE OR REPAIR

WINDOW GUARDS DO NOT NEED MAINTENANCE OR REPAIR

Tenant's Name: _____
(Print) (Address/Apt.No.)

Tenant's Name: _____ Date _____
(Signature)

TEL# _____

RETURN THIS FORM TO:

**CHARLES H. GREENTHAL MGMT.
4 PARK AVE, 3RD FL
NEW YORK, NY 10016
ATTN: MARTHA MUCCIO**

**For Further Information Call:
Window Falls Prevention (212)676-2158**

*Except windows giving access to fire escapes or a window on the first floor that is a required means of egress from the dwelling unit.

**DEPARTAMENTO
DE SALUD
DE LA
CIUDAD
DE
NUEVA YORK**

AVISO PARA LOS INQUILINOS O PARA LOS OCUPANTES

Usted está obligado por ley a hacer instalar rejas en todas las ventanas* si en su apartamento vive un niño de 10 años de edad o menor.

Su casero está obligado por ley a instalar rejas en las ventanas de su apartamento si un niño de 10 años de edad o menor vive en su apartamento;

O SI

usted le solicita en cualquier oportunidad que instale rejas en las ventanas (no necesita dar una explicación).

Constituye una infracción a la ley negarse, interferir con la instalación, o retirar las rejas de las ventanas cuando se requiere tenerlas, o dejar de llenar y devolver este formulario a su casero. Si este formulario no es devuelto oportunamente, el casero procederá a realizar una inspección.

MARQUE EL QUE CORRESPONDA:

- | | |
|---|--|
| <input type="checkbox"/> NIÑOS DE 10 AÑOS DE EDAD O MENORES VIVEN EN MI APARTAMENTO | <input type="checkbox"/> SE HAN INSTALDO REJAS EN TODAS LAS VENTANAS* |
| <input type="checkbox"/> NINGÚN NIÑO DE 10 AÑOS EDAD O MENOR VIVE EN MI APARTAMENTO | <input type="checkbox"/> NO SE HAN INSTALDO REJAS EN TODAS LAS VENTANAS* |
| <input type="checkbox"/> DESEO QUE SE INSTALEN REJAS EN LAS VENTANAS AÚN CUANDO NO TENGO NIÑOS DE 10 AÑOS DE EDAD O MENORES | <input type="checkbox"/> LAS REJAS DE LAS VENTANAS NECESITAN MANTENIMIENTO O REPARACIÓN. |
| | <input type="checkbox"/> LAS REJAS DE LAS VENTANAS NO NECESITAN MANTENIMIENTO NI REPARACIÓN. |

Nombre del inquilino: _____
(Letra de imprenta) (Dirección/No. Apto.)

Nombre del inquilino: _____ Fecha _____
(Firma)

**ENVÍE ESTA FORMA A
LA DIRECCIÓN EN EL OTRO LADO.**

**PARA PEDIR MÁS INFORMACIÓN DIRÍJASE AL:
Programa de Prevención de Caídas desde Ventanas
Telefono: (212) 676-2158**

*Con excepción de las ventanas que den acceso a las salidas de incendios o a una ventana del primer piso que constituyan un medio obligatorio de salida de la vivienda.

Affidavit as to Net Worth and Income

(Note: If purchase, loan or sublease is being made by more than one person, each applicant must submit an affidavit as to the applicant's net worth and income.)

State of New York)
 SS.
County of New York)

_____ , being duly sworn,
deposes and states the following:

I submit herewith a true statement of my assets, liabilities and current net income. I make this affidavit in order to induce the Board of Directors of _____ ("The Apartment Corporation") to approve the following:

- 1) The transfer to me of _____ shares of stock of said corporation now owned by _____ and the assignment to me of the lease of Apartment _____ at _____.
- 2) The borrowing by me of \$ _____ on the security of stock of the Apartment Corporation, which now is or hereafter will be owned by me.

APPLICANT'S SIGNATURE _____

Sworn to me this _____
day of _____
19____.

Notary Public

Name _____

Address _____

For the purpose of procuring credit from the above named company, or its assigns, the following is submitted as being a true and accurate statement of the financial condition of the undersigned on the _____ day of _____ 19____.

FILL ALL BLANKS, WRITING "NO" OR "NONE" WHERE NECESSARY TO COMPLETE INFORMATION.

ASSETS		LIABILITIES	
Cash in Banks		Notes payable:	
Savings & Loan Shares		To Banks	
Earnest Money Deposited		To Relatives	
Investments: Bonds & Stocks —see schedule		To Others	
Investment in own Business		Installment Accounts Payable:	
Accounts and Notes Receivable		Automobile	
Real Estate owned—see schedule		Other	
Year	Make	Other Accounts Payable	
Automobiles:		Mortgages payable on Real Estate—see schedule	
Personal property & Furniture		Unpaid Real Estate Taxes	
Life Insurance (Unpaid Income Taxes	
Cash Surrender Value		Chattel Mortgages	
Other assets—itemize		Loans on Life Insurance Policies (Include Premium Advances)	
		Other debts—itemize	
		TOTAL LIABILITIES	
		NET WORTH	
TOTAL ASSETS		TOTAL LIABILITIES & NET WORTH	

SOURCE OF INCOME		PERSONAL INFORMATION	
Base Salary	\$	Occupation or Type of Business	
Overtime wages	\$	Employer	
Dividends and interest income	\$	Position held	No. of years
Real Estate income (Net)	\$	Partner or officer in any other venture or other employment	
Wife's income	\$	Married	Divorced
Other income—itemize	\$	Children (Ages)	
TOTAL	\$	Age	Age of Wife
		Other Dependents	

CONTINGENT LIABILITIES		GENERAL INFORMATION	
As Endorser or Co-maker on Notes	\$	Personal bank accounts carried at	
Alimony payments (Annual)	\$	Savings & Loan Account at	
Are you defendant in any legal action?		Purpose of loan	
Are there any unsatisfied judgments?			
Have you ever taken bankruptcy? Explain:			

SCHEDULE OF BONDS AND STOCKS

AMOUNT OR NO. SHARES	DESCRIPTION Enter Valuation in Proper Column →	MARKETABLE ACTUAL MARKET VALUE	NON-MARKETABLE (UNLISTED SECURITIES) ESTIMATED WORTH

SCHEDULE OF REAL ESTATE

DESCRIPTION AND LOCATION	COST	ACTUAL MARKET VALUE	MORTGAGE	
			AMOUNT	MATURITY DATE

SCHEDULE OF NOTES PAYABLE

Specify any assets pledged as collateral, indicating the liabilities which they secure:

TO WHOM PAYABLE	DATE	AMOUNT	DUE	INTEREST	ASSETS PLEDGED AS SECURITY

The foregoing statements and details pertaining thereto, both printed and written, have been carefully read and the undersigned hereby solemnly declares and certifies that same is a full and correct exhibit of my/our financial condition.

Date _____

Signature of Purchase Applicant

Signature of Spouse/Co-Applicant



REAL ESTATE

April 4, 1991

TO ALL UNIT OWNERS / TENANTS
44 WEST 62ND STREET
NEW YORK, NEW YORK 1023

Re: Move In Move Out Procedures

Dear Shareholder/Tenants:

A move (in or out) causes your building to incur certain unusual expenses including the use of extra personnel to control security.

To help to defray these costs, your Board of Directors, at their April 2nd, 1991 Meeting, voted to establish a fee structure as follows:

- 1) Studio Apartment - \$150.00
- 2) One Bedroom Apartment - \$200.00
- 3) Two Bedroom Apartment - \$250.00

Any combined apartment will be charged the aggregate of the combined apartments.

To avoid inconvenience to tenants in the lobby and to remove the risk of internal damage, all such moves are to be through the service entrance located off Columbus Avenue.

Your Superintendent should be contacted at least five (5) days in advance of a move so as to make the proper arrangements.

Thank you for your help and cooperation.

Very truly yours,

Charles H. Greenthal Management

Tom Yee
Management Supervisor

TY:rmp



REAL ESTATE

Date:

Lincoln Plaza Tenants Corp.
c/o Charles H. Greenthal Management
4 Park Avenue
3rd Floor
New York, New York

Attn: Closing Department

Re: Apartment _____
44 West 62nd Street
New York, New York

Dear Gentlemen:

I/We am/are the owner(s) of the shares allocated to apartment _____ and the current lessee under the Proprietary Lease thereto. I/We propose to lease (i.e. be the Undertenant) apartment _____ (the "Apartment") from _____ the current owner(s) of the shares allocated to Apartment _____. In connection with my/our leasing the Apartment, please be advised that I/we will accept any and all liability for any damage caused by me/us, during the term of the sublease, to the Apartment or to the building in which the Apartment is located, but only to the extent that I/we am/are liable for such damage under the terms of my/our Sublease Agreement with the Overtenant, my/our Proprietary Lease and the House Rules.

Shareholder

Shareholder

Sworn to before me this
day of

NOTARY PUBLIC



REAL ESTATE

LINCOLN PLAZA TENANTS CORP.
44 WEST 62ND STREET
NEW YORK, NY 10023

Re: Apartment _____

I/We acknowledge that I/We have read and agree to abide by the rules and regulations of Lincoln Plaza Tenants Corp.

BY: _____
Subtenant

BY: _____
Subtenant

Date: _____

Date: _____

June 29, 1983

LINCOLN PLAZA TENANTS' CORPORATION

HOUSE RULES

(1) All moves into, or out of, apartments must be made between 8:00 a.m. and 4:00 p.m. on weekdays. Anyone who wishes to have the use of an elevator for moving must notify the superintendant at least 5 days before the day of the proposed move.

(2) The public halls and stairways of the building shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the building.

(3) Children shall not play in the public halls, courts, stairways, or elevators.

(4) No public hall above the ground floor of the building shall be decorated or furnished by any Lessee in any manner without the prior consent of the Board of Directors.

(5) No Lessee shall make or permit any disturbing noises in the building or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other lessees. No Lessee shall sing, play any musical instrument, or operate a phonograph or a radio or television loudspeaker in such Lessee's apartment between the hours of eight at night and ten in the morning if the same shall disturb or annoy any other occupant of the building. No construction or repair work or other installation involving noise shall be conducted in any apartment except on weekdays (not including legal holidays) and only between the hours of 8:30 a.m. and 5:00 p.m.

(6) No article shall be placed in the halls or on the staircase landings, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the window sills or on top of the balcony walls of the building.

(7) No awnings, window air-conditioning units or ventilators shall be used in or about the building ~~except such as~~ shall have been expressly approved by the Lessor or the managing agent, nor shall anything be projected out of any window of the building without similar approval.

(8) No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the building, except such as shall have been approved in writing by the Lessor or the managing agent.

(9) No bicycles, scooters, baby carriages or similar vehicles shall be allowed to stand in the public halls, passageways, areas or courts of the building. Anyone leaving the building's own handcart in an elevator may be denied use of this cart in the future.

(10) Messengers and tradespeople shall use such means of ingress and egress as shall be designated by the Lessor.

(11) Garbage and refuse from the apartments shall be disposed of only at such times and in such manner as the superintendent or the managing agent of the building may direct.

(12) No Lessee shall send any employee of the Lessor out of the building on any private business of a Lessee.

(13) No bird or animal shall be kept or harbored in the building unless the same in each instance be expressly permitted in writing by the Lessor; such permission shall be revocable at any time by the Lessor. In no event shall a dog be permitted to remain if it barks continuously in an apartment or hallway. In no event shall dogs be permitted on elevators or in any of the public portions of the building unless carried or on leash. No pigeons or other birds or animals shall be fed from the window sills, terraces, balconies or in the yard, court spaces or other public portions of the building, or on the sidewalk or street adjacent to the building.

(14) No radio or television aerial shall be attached to or hung from the exterior of the building without the prior written approval of the Lessor or the managing agent.

(15) No vehicle belonging to a Lessee or to a member of the family or guest, subtenant or employee of a Lessee shall be parked in such manner as to impede or prevent ready access to any entrance of the building by another vehicle.

(16) The Lessee shall use the available laundry facilities only upon such days and during such hours as may be designated by the Lessor or the managing agent.

(17) The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.

(18) Unless expressly authorized by the Board of Directors in each case, the floor of each apartment must be covered with rugs or carpeting or equally effective noise-reducing material, to the extent of at least 80% of the floor area of each room excepting only kitchens, bathrooms, closets and foyer.

(19) No group tour or exhibition of any apartment or its contents shall be conducted, nor shall any auction sale be held in any apartment without the consent of the Lessor or its managing agent.

(20) The Lessee shall keep the windows of the apartment clean. In case of refusal or neglect of the Lessee during 10 days after notice in writing from the Lessor or the managing agent to clean the windows, such cleaning may be done by the Lessor, which shall have the right, by its officers or authorized agents, to enter the apartment for the purpose and to charge the cost of such cleaning to the Lessee.

(21) Complaints regarding the service of the building shall be made in writing to the managing agent of the Lessor.

(22) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.

(23) The Lessee shall abide by all arrangements made by the Lessor with the garage operator with regard to the garage and the driveways thereto.

(24) Pick up times for garbage to be given to the building staff are 9:30 a.m., 3:00 p.m. and 8:00 p.m.

(25) The following rules shall be observed with respect to compacter equipment:

(i) All wet debris is to be securely wrapped or bagged in small package size to fit easily into the hopper panel.

(ii) Debris should be completely drip-free before it leaves the apartment and carried to the compacter closet in a careful manner and in a drip-proof container; then placed into the flue hopper so it will drop into the flue for disposal.

(iii) No bottles or cans shall be dropped down the flue before 10:00 a.m. or after 5:00 p.m. If such items must be disposed of before 10:00 a.m. or after 5:00 p.m., they shall be left in a neat manner for pickup by the building staff at designated hours in designated locations.

(iv) Cartons, boxes, crates, pieces of wood and other solid matter, newspapers and magazines, telephone books and cat litter shall not be dropped down the hopper opening. Such items shall be left in a neat manner for pickup by the building staff at designated hours in designated locations. Cat litter shall be securely wrapped in a sealed plastic bag.

(v) Under no circumstances should lighted cigarette or cigar stubs or any inflammable, explosive or highly combustible material be thrown into the hopper opening.

(26) No Lessee shall affix any plantings to a terrace, balcony or roof without the prior written approval of the Lessor.

(27) The agents of the Lessor, and any contractor or workman authorized by the Lessor, may enter any apartment at any reasonable hour of the day for the purpose of inspecting such apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests. If the Lessor takes measures to control or exterminate carpet beetles, the cost thereof shall be payable by the Lessee, as additional rent.

(28) The Board of Directors of the Lessor may assess a penalty of up to \$100 upon a Lessee for a violation of any of these House Rules. Such penalty may be assessed for each day on which the violation continues.

(29) These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.