

AMENDMENT TO MEMORANDUM OF LEASE

THIS AMENDMENT TO MEMORANDUM OF LEASE (this "Amendment") is effective as of November 9, 2006, between **BATTERY PARK CITY AUTHORITY, d/b/a HUGH L. CAREY BATTERY PARK CITY AUTHORITY** ("Landlord"), a body corporate and politic constituting a public benefit corporation of the State of New York having an office at One World Financial Center, New York, New York 10281, and **NORTH END ASSOCIATES, LLC** ("Tenant"), a New York limited liability company having an address at c/o Albanese Organizations, Inc., 1050 Franklin Avenue, Garden City, New York 11530.

WITNESSETH:

WHEREAS, Landlord and Tenant are parties to a certain Agreement of Lease, dated as of August 19, 2004, as amended by First Amendment To Lease, dated as of August 19, 2004, and Second Amendment To Lease of even date herewith (collectively, the "Lease"), pursuant to which Landlord leased to Tenant, and Tenant hired from Landlord, certain land, designated as Parcel 18B within Battery Park City known as Tax Block 16, Lot 185, in the Borough of Manhattan, City, County and State of New York, as more particularly described in the Lease.

WHEREAS, in accordance with Section 291-c of the New York State Real Property Law and Article 39 of the Lease, the parties record a memorandum summarizing certain (but not all) of the terms, provisions, covenants and conditions set forth in the Lease (the "Original Memorandum"). The Original Memorandum was recorded in the Office of the City Register, New York County, on September 27, 2004 in CRFN: 2004000601959.

WHEREAS, parties desire to modify the Original Memorandum to correct the description of each of the Land and the West Subsurface Vault that are set forth therein.

NOW, THEREFORE, Landlord and Tenant declare as follows:

1. The description of the: (i) Land (Excluding West Subsurface Vault); and, (ii) West Subsurface Vault, set forth collectively in Schedule A annexed to the Original Memorandum, is hereby substituted with, and replaced by, the description of the: (a) Land (Excluding West Subsurface Vault); and, (b) West Subsurface Vault, set forth collectively in Exhibit A attached to this Amendment.

2. Except as modified by this Amendment, all of the other terms and provisions of the Original Memorandum shall remain in full force and effect and are hereby ratified and reaffirmed.

Districts
Section:
Blocks: 16
Lot: 185

IN WITNESS WHEREOF, this Amendment has been duly executed as of the date first above written.

LANDLORD:

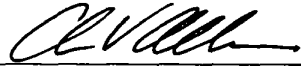
**BATTERY PARK CITY AUTHORITY, d/b/a
HUGH L. CAREY BATTERY PARK CITY
AUTHORITY**

By: Carl D. Jaffe
Name: CARL D. JAFFE
Title: Corporate Secretary

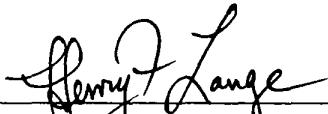
TENANT:

NORTH END ASSOCIATES, LLC

By: Albanese North End, LLC, a Member

By: 
Name: Christopher V. Albanese
Title: Manager

By: THE NORTHWESTERN MUTUAL LIFE
INSURANCE COMPANY, a Member
By: Northwestern Investment Management
Company, LLC, a Delaware limited
liability company, its wholly-owned
affiliate and authorized representative

By: 
Name: Henry F. Lange
Title: Managing Director



SCHEDULE A

Description of Land (Excluding West Subsurface Vault)

All that certain plot, piece or parcel of land as laid out on the survey prepared by Lockwood, Kessler & Bartlett, Inc. titled "ALTA/ACSM Land Title Survey of Parcel 18B, 211 North End Avenue, Battery Park City, New York, NY", dated October 23, 2006 and revised November 1, 2006, being Tax Lot 185 in Tax Block 16, situate, lying and being in the Borough of Manhattan, City, County, and State of New York, being more, particularly bounded and described as follows:

BEGINNING (P.O.B.) at a point in the northerly line of Murray Street, said point being 20.00 feet westerly along the northerly line of Murray Street from the intersection of the northerly line of Murray Street and the westerly line of North End Avenue;

Thence Westerly along the northerly line of Murray Street, N59°29'14"W 70.00 feet;

Thence northerly and parallel with the westerly line of North End Avenue, N30° 30'46"E 93.58 feet;

Thence westerly and parallel with the northerly line of Murray Street, N59° 29'14"W 4.33 feet;

Thence northerly and parallel with the westerly line of North End Avenue, N30° 30'46"E, 12.42 feet;

Thence westerly and parallel with the northerly line of Murray Street, N59° 29'14"W 4.33 feet;

Thence northerly and parallel with the westerly line of North End Avenue, N30° 30'46"E, 51.00 feet;

Thence easterly and parallel with the northerly line of Murray Street, S59°29'14"E, 4.33 feet;

Thence northerly and parallel with the westerly line of North End Avenue, N30°30'46"E, 11.33 feet;

Thence easterly and parallel with the northerly line of Murray Street, S59°29'14"E, 4.33 feet;

Thence northerly and parallel with the westerly line of North End Avenue, N30°30'46"E, 27.67 feet;

Thence easterly and parallel with the northerly line of Murray Street, S59°29'14"E 70.00 feet to the westerly line of North End Avenue;

Thence southerly along the westerly line of North End Avenue S30°30'46"W 196.00 feet to the point of BEGINNING.

Containing 14,264 square feet or 0.335 acres

Bearing & Coordinates are in the New York State Plane System North American Datum of 1983 East Zone.

Description of West Subsurface Vault

All that certain plot, piece or parcel of land as laid out on the survey prepared by Lockwood, Kessler & Bartlett, Inc. titled "ALTA/ACSM Land Title Survey of Parcel 18B, 211 North End Avenue, Battery Park City, New York, NY", dated October 23, 2006 and revised November 1, 2006, situate, lying and being in the Borough of Manhattan, City, County, and State of New York, being more, particularly bounded and described as follows:

Volume of space Beginning at a point at the intersection of the southerly line of Park Place West (64.00' wide) and the westerly line of North End Avenue (100.00' wide) as laid out on New York City Accession Map No. 30116, sheet 4 of 6;

Point of beginning being 5.0 feet below the existing grade elevation of 15.20' to the proposed Top of Vault Plane at elevation 10.20 feet;

Running thence along the southerly line of Park Place West South 59 degrees 29 minutes 14 seconds East, a distance of 70.00 feet to a point;

Running thence along the westerly boundary line of parcel 18B, South 30 degrees 30 minutes 46 seconds West, a distance of 27.67 feet to a point;

Running thence North 59 degrees 29 minutes 14 seconds West, a distance of 4.33 feet to a point;

Running thence South 30 degrees 30 minutes 46 seconds West, a distance of 11.33 to a point;

Running thence North 59 degrees 29 minutes 14 seconds West, a distance of 4.33 feet to a point;

Running thence South 30 degrees 30 minutes 46 seconds West, a distance of 1.84 feet to a point;

Running thence North 59 degrees 29 minutes 14 seconds West, a distance of 10.83 feet to a point.

Running thence North 30 degrees 30 minutes 46 seconds East, a distance of 50.17 feet to a point within the right of way of Park Place West;

Running thence within the right of way of Park Place West South 59 degrees 29 minutes 14 seconds East, a distance of 89.50 feet to a point;

Running thence South 30 degrees 30 minutes 46 seconds West, a distance of 9.33 feet to the point and place of Beginning.

The sides of the aforesaid volume of space below elevation 10.20 feet (top of vault) and above elevation - 3.88 (bottom of vault) feet are bounded by four flat inclined planes to form a right prism.

Parcel contains a two dimensional area of 1,566 square feet or 0.0359 acres and a volume of space of 22,049 cubic feet.

All bearings refer to the New York State Plane Coordinate System North American Datum of 1983 New York East Zone.