

~~December~~ THIS LEASE AMENDMENT (this "Amendment") dated as of November 3, 1985 between BATTERY PARK CITY AUTHORITY, a New York public benefit corporation having an office at 40 West Street, New York, New York 10006 ("Landlord") and MARINER'S COVE SITE B ASSOCIATES, a New York general partnership having an office c/o Goodstein Construction Corp., 211 East 46th Street, New York, New York 10017 ("Tenant").

W I T N E S S E T H :

WHEREAS, Landlord and Tenant are parties to an Agreement of Lease dated as of October 25, 1984, a Memorandum of which, bearing even date therewith, was recorded in the Office of the City Register, New York County on October 30, 1984 in Reel 843 at page 1706, as amended by Amendment dated as of November 7, 1985 between Landlord and Tenant and recorded on ~~\_\_\_\_\_~~, 1985 in said Register's Office in Reel ~~\_\_\_\_\_~~ at page ~~\_\_\_\_\_~~ (the "Lease"), covering the premises more particularly described in Exhibit A hereto; and  
 \* TO BE RECORDED.

WHEREAS, Landlord and Tenant are desirous of further amending the Lease in the manner hereinafter provided.

NOW, THEREFORE, for good and valuable consideration, the parties hereto hereby agree that the Lease is hereby amended in the following respects:

1. Exhibit A to the Lease is hereby deleted in its entirety and Exhibit B annexed hereto is hereby substituted therefor.
2. Section 11.02(i) of the Lease is hereby amended by deleting the figure "540,000" and substituting therefor the figure "534,500".
3. Except as herein amended, the terms and provisions of the Lease, in all other respects, shall remain unmodified and in full force and effect.

☆ SO IN ORIGINAL

Phon II  
 Site B

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

BATTERY PARK CITY AUTHORITY

By: [Signature]  
its President

MARINER'S COVE SITE B ASSOCIATES,  
a New York general partnership

By: CARA ASSOCIATES, a New York  
general partnership

By: [Signature]  
, a partner

By: HUDSON SOUTH ASSOCIATES, a New  
York general partnership

By: [Signature]  
Steven Goodstein, a partner

By: RECTOR PARK ASSOCIATES, a New  
York general partnership

By: [Signature]  
, a partner

PARCEL B

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Thames Street, distant 100 feet due East, as measured along the northerly side of Thames Street, from the corner formed by the intersection of the northerly side of Thames Street with the easterly side of South End Avenue;

RUNNING THENCE due East along the northerly side of Thames Street, 212.45 feet to the United States Bulkhead Line approved by the Secretary of War July 31, 1941 which is also the westerly line of Marginal Street, Wharf or Place;

THENCE along the United States Bulkhead Line approved by the Secretary of War July 31, 1941 which is also the westerly line of Marginal Street, Wharf or Place the following two courses and distances;

1) North 12 degrees 23 minutes 50 seconds West, 188.04 feet to an angle point therein;

2) North 12 degrees 27 minutes 48 seconds West, 23.04 feet to the point formed by the intersection of the southerly side of Rector Place with the United States Bulkhead Line approved by the Secretary of War July 31, 1941 which is also the westerly line of Marginal Street, Wharf or Place;

THENCE South 83 degrees 11 minutes 50 seconds West along the southerly side of Rector Place, 166 feet;

THENCE South 0 degrees 41 minutes 56 seconds West, 186.50 feet to the point or place of BEGINNING.

Bearings are in the same system used on the Borough Survey, Borough President's Office, Borough of Manhattan.

STATE OF NEW YORK )  
 : SS.:  
COUNTY OF NEW YORK )

On this *4th* day of *December*, 1985, before me personally came *Meyer S. Feucher*, to me known, who, being by me duly sworn, did depose and say that he resides at *324 W. 101st St New York, NY*; that he is the *President* of BATTERY PARK CITY AUTHORITY, the public benefit corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the members of said corporation; and that he signed his name thereto by like order.

CECILIA MADDEN  
Notary Public, State of New York  
No. 303628171  
Qualified in Nassau County  
Cert. Filed in New York County  
Commission Expires March 30, 1987

*Cecilia Madden*  
Notary Public

STATE OF NEW YORK )  
 : SS.:  
COUNTY OF NEW YORK )

On this *3* day of *Dec*, 1985, before me personally came *Frank Phelan*, to me known, who, being by me duly sworn, did depose and say that he resides at *7 Split Rock Ct Melville NY*; that he is a partner in the New York partnership known as Cara Associates, which partnership is a general partner in the New York partnership known as Mariner's Cove Site B Associates, the partnership described in and which executed the foregoing instrument.

*Nancy Smith*  
Notary Public

NANCY SMITH  
Notary Public, State of New York  
No. 61-4759715  
Qualified in New York County  
Commission Expires March 30, 1987

STATE OF NEW YORK )  
: ss.:  
COUNTY OF NEW YORK )

On this 3 day of Dec, 1985, before me personally came Stephen Goodstein to me known, who, being by me duly sworn, did depose and say that he resides at 445 5th Ave NY NY; that he is a partner in the New York partnership known as Hudson South Associates, which partnership is a general partner in the New York partnership known as Mariner's Cove Site B Associates, the partnership described in and which executed the foregoing instrument.

*Nancy Smith*  
Notary Public

NANCY SMITH  
Notary Public, State of New York  
No. 01-4709715  
Qualified in New York County 6  
Commission Expires March 30, 1987

STATE OF NEW YORK )  
: ss.:  
COUNTY OF NEW YORK )

On this 3 day of Dec, 1985, before me personally came Howard Miltstein, to me known, who, being by me duly sworn, did depose and say that he resides at 20 W 64th St NY NY; that he is a partner in the New York partnership known as Rector Park Associates, which partnership is a general partner in the New York partnership known as Mariner's Cove Site B Associates, the partnership described in and which executed the foregoing instrument.

*Nancy Smith*  
Notary Public

NANCY SMITH  
Notary Public, State of New York  
No. 01-4709715  
Qualified in New York County  
Commission Expires March 30, 1987

**SITE B**

**BEGINNING** at a point in the northerly line of Thames Street distant 100.00 feet easterly from the corner formed by the intersection of the northerly line of Thames Street with the easterly line of South End Avenue;

1. Running thence north  $0^{\circ}-41'-56''$  east, 35.42 feet;
2. Thence due west, 37.43 feet;
3. Thence due north, 82.94 feet;
4. Thence north  $83^{\circ}-11'-50''$  east, 38.77 feet;
5. Thence north  $0^{\circ}-41'-56''$  east, 63.54 feet to a point in the southerly line of Rector Place;
6. Thence north  $83^{\circ}-11'-50''$  east, along the southerly line of Rector Place, 166.00 feet to a point in the westerly line of Marginal Street, Wharf or Place and The United States Bulkhead Line approved by the Secretary of War July 31, 1941;
7. Thence south  $12^{\circ}-27'-48''$  east, along the westerly line of Marginal Street, Wharf or Place and The United States Bulkhead Line approved by the Secretary of War, July 31, 1941, 23.04 feet to an angle point therein;
8. Thence south  $12^{\circ}-23'-50''$  east, still along the westerly line of Marginal Street, Wharf or Place and The United States Bulkhead Line approved by the Secretary of War, July 31, 1941, 188.04 feet to a point in the northerly line of Thames Street;
9. Thence due west, along the northerly line of Thames Street, 212.45 feet to the point or place of **BEGINNING**.

*Camp 116*

*10001*

36284

*\$ None*  
 REAL ESTATE  
 DEC 17 1985  
 TRANSFER TAX  
 NEW YORK  
 COUNTY

OFFICE OF CITY REGISTER  
 New York County  
 RECORDED  
 Witness my hand  
 and official seal

*R. Welline Ryan*  
 CITY REGISTER

TITLE # *M-21535/6-B*

SENT: *1* LOC. VER *11/11*  
 BLOCK: *16 Tobe Knocan*  
 LOT: *PO LOT 3 Also 504 55*  
 COUNTY: *NEW YORK*

DC. F. *B 17*  
*[Signature]*  
 R 10001

Record And Return By Mail:

Battery Park City Authority  
 40 West Street  
 New York, NY 10006

Attn: Ms. Cecilia Madden,  
 Director, Legal Management

RECORDED BY  
 LTIC ASSOC., INC.  
 32 EAST 39th STREET  
 NEW YORK, N.Y. 10016  
 599-2170

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