

THIS LEASE AMENDMENT (this "Amendment") dated as of August 30, 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 HUDSON VIEW TOWERS ASSOCIATES, a joint venture having an office c/o The Zeckendorf Company, 502 Park Avenue, New York, New York 10022.

W I T N E S S E T H :

WHEREAS, Landlord and Tenant are parties to an Agreement of Lease dated as of December 6, 1984, a Memorandum of which, being even date therewith, was recorded in the Office of the City Register, New York County on December 11, 1984 in Reel 855 at page 441, as amended by Amendment to Lease dated as of March 26, 1985 between Landlord and Tenant, a Memorandum of which, bearing even date therewith, was recorded on May 1, 1985 in said Register's Office in Reel 905 at page 588 (the "Lease"), covering the premises more particularly described in Exhibit A hereto; and

WHEREAS, Landlord and Tenant are desirous of 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. Section 42.09(c) of the Lease is hereby amended in its entirety to read as follows:

"(c) In addition to the rights and remedies granted to Landlord pursuant to the provisions of this Lease, each Unit Owner hereby grants to Landlord, effective only upon the occurrence of a Unit Owner Default and continuing until the payment to Landlord of the Deficiency Amount, a lien on such Unit (a "Landlord's Lien"), which Landlord's Lien shall be prior to all other liens on such Unit, except for Taxes, Impositions, the lien granted to the Board of Managers pursuant to the Condominium Act, liens granted to Governmental Authorities which, pursuant to applicable law, are granted a priority and all sums unpaid on a first mortgage of record. Such Landlord's Lien shall be enforceable by Landlord only if Landlord shall have elected, in

accordance with Section 42.09(a), to pursue its rights and remedies against such Defaulting Unit Owner."

2. Except as herein amended, the terms and provisions of the Lease, in all other respects, shall remain unmodified and in full force and effect.

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: Pres.

HUDSON VIEW TOWERS ASSOCIATES

By: WZ Hudson View Corp.

By: [Signature]  
Its: V.P.

By: WW View Associates

By: GLK View Corp.

By: Ernest S. Olson  
Its: Pres.

By: Hudson View Towers Corporation

By: [Signature]  
Its: [Signature]

EXHIBIT A

Legal Description

1981 989 PG 924

PARCEL G

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 the corner formed by the intersection of the southerly side of Albany Street with the westerly side of South End Avenue;

RUNNING THENCE South 77 degrees 31 minutes 29 seconds West along the southerly side of Albany Street, 133.58 feet;

THENCE South 12 degrees 28 minutes 31 seconds East, 122 feet;

THENCE North 77 degrees 31 minutes 29 seconds East, 128.53 feet to the westerly side of South End Avenue;

THENCE along the westerly side of South End Avenue the following 2 courses and distances:

- 1) Northerly along a curve bearing to the left having a radius of 1244.14 feet and a central angle of 5 degrees 9 minutes 54 seconds, a distance of 112.15 feet to a point of tangency,
- 2) North 12 degrees 28 minutes 31 seconds West, 10 feet to the point or place of BEGINNING.

TOGETHER with the benefits of an subject to the burdens of an easement of pedestrian and vehicular ingress and egress as set forth, limited and delineated in a Declaration of Easement made by Battery Park City Authority dated as of March 23, 1984 and recorded on March 28, 1984 in Reel 773 page 44 over the following described parcel:

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

BEGINNING at a point in the southerly line of Albany Street, distant 108.58 feet westerly from the corner formed by the intersection of the westerly line of South End Avenue with the southerly line of Albany Street;

- 1) RUNNING THENCE South 12 degrees 28 minutes 31 seconds East, 122.00 feet;
- 2) THENCE South 77 degrees 31 minutes 29 seconds West, 182.00 feet;
- 3) THENCE North 12 degrees 28 minutes 31 seconds West, 122.00 feet to the southerly line of Albany Street;
- 4) THENCE North 77 degrees 31 minutes 29 seconds East along the southerly line of Albany Street, 25.00 feet;
- 5) THENCE South 12 degrees 28 minutes 31 seconds East, 97.00 feet;
- 6) THENCE North 77 degrees 31 minutes 29 seconds East, 132.00 feet;
- 7) THENCE North 12 degrees 28 minutes 31 seconds West, 97.00 feet to the southerly line of Albany Street;
- 8) THENCE North 77 degrees 31 minutes 29 seconds East along the southerly line of Albany Street, 25.00 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 23rd day of September, 1985, before me personally came Meyer A. Zuckerman, to me known, who being by me duly sworn, did depose and say that he resides at 324 W. 101st St., N.Y., NY 10024; 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.

*Beverly A. Manning*

Notary Public  
 BEVERLY A. MANNING  
 NOTARY PUBLIC, State of New York  
 No. 01115 4003032  
 Qualified in Kings County  
 Commission Expires March 30, 1986

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

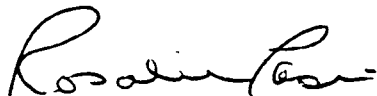
On this 3rd day of September, 1985, before me personally came William Lie Zeckendorf, to me known, who, being by me duly sworn, did depose and say that he resides at 101 West 79th Street, New York, NY 10024; that he is the Vice President of WZ HUDSON VIEW CORP., the corporation described in and which executed the foregoing instrument and which executed the same as Joint Venturer of HUDSON VIEW TOWERS ASSOCIATES, a New York joint venture; and that he signed his name thereto by order of the board of directors of said corporation.

*Jerome Socher*

Notary Public  
 JEROME SOCHER  
 Notary Public, State of New York  
 No. 31-1809133  
 Qualified in New York County  
 Commission Expires March 30, 1986

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

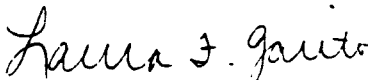
On this 9 day of Sept, 1985, before me personally came Ernest S. ALSON, to me known, who, being by me duly sworn, did depose and say that he resides at GENESEE TRAIL HARRISON NY 13448; that he is the President of GLK VIEW CORP., the corporation described in and which executed the foregoing instrument as a general partner of WW VIEW ASSOCIATES, a New York limited partnership, and which executed the same as Joint Venturer of HUDSON VIEW TOWERS ASSOCIATES, a New York joint venture; and that he signed his name thereto by order of the board of directors of said corporation.

  
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Notary Public

ROSALIE PASI  
Notary Public, State of New York  
No. 24-3023498  
Qualified in Kings County  
Commission Expires March 30, 1987

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

On this 13th day of Sept, 1985, before me personally came WILLIAM N. HUBBARD, to me known, who, being by me duly sworn, did depose and say that he resides at 447 E. 57th St., NY NY; that he is the President of HUDSON VIEW TOWERS CORPORATION, the corporation described in and which executed the foregoing instrument and which executed the same as a Joint Venturer of HUDSON VIEW TOWERS ASSOCIATES, a New York joint venture; that he signed his name thereto by order of the board of directors of said corporation.

  
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Notary Public

LAURA F. GARITO  
Notary Public, State of New York  
No. 03-4676904  
Qualified in Westchester County  
Commission Expires March 30, 1986

*copy*

NOV 25 11:30

☆ SO IN ORIGINAL

33873

MEMORANDUM OF LEASE MODIFICATION

LANDLORD: HUDSON VIEW TOWERS ASSOCIATES

TENANT: HUDSON VIEW TOWERS ASSOCIATES

SITE: G RESIDENTIAL PHASE II DEVELOPMENT

*Block 16  
LOT 1703 Size E*

RECORDED BY

LT10 ASSOCIATES, INC.  
32 EAST 57TH STREET  
NEW YORK, N.Y. 10019  
599-2170

LOC. VER. ~~11/17/85~~

ADVISOR  
REAL ESTATE  
NOV 25 1985  
TRANSFER TAX  
NEW YORK  
COUNTY

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

*R. DeLore*

CITY REGISTER

SECTION 16  
BURGH  
COUNTY NEW YORK

17  
11-932

Recorded and Return to: SGT  
OLNICK, BOYER, BLUMBERG, LANE & TROY  
ATTORNEYS AT LAW  
909 THIRD AVENUE  
New York, N. Y. 10022