

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT NO. 21

DATE MAY 24 1996

TO LEASE NO. GS-02B-22680

ADDRESS OF PREMISES: 110 WEST 44TH STREET, NEW YORK, NEW YORK

THIS AGREEMENT, made and entered into this date by and between 1133 BUILDINGS CORP.

whose address is 1155 Avenue of the Americas
New York, New York 10036

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease, to establish the commencement date of the firm term of the Lease and for the purposes of operating cost adjustments.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 15, 1996, as follows:

1. In accordance with Paragraph 27 of Supplemental Lease Agreement No. 8, the "Commencement Date" of the term of this Lease is September 22, 1994 and the firm term of the Lease shall continue through September 21, 2014.
2. The commencement date specified in Paragraph one above shall be the commencement date for the purposes of operating cost adjustments in accordance with Paragraph 3.5 of the Lease.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: 1133 Building Corp.

IN PRESENCE

President

(Title)

1155 Avenue of the Americas, NY NY 10036
(Address)

UNITED STATES OF AMERICA, GENERAL SERVICES ADMINISTRATION

BY _____

Contracting Officer

(Official Title)