

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

Supplemental Agreement
No. 24

March 7,
2000

TO LEASE NO. GS-02B-22921

ADDRESS OF PREMISES:

Rockaway Boulevard and 159th Street, Springfield Gardens, New York

THIS AGREEMENT, made and entered into this date by and between EJM Airport LLC a New York limited liability company,

whose address is c/o Edward J. Minskoff Equities, Inc.
1325 Avenue of the Americas
New York, New York 10019

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

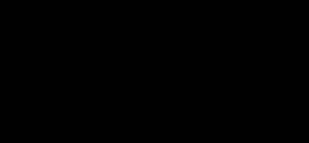

WHEREAS, the parties hereto desire to amend the above Lease, to establish the rent commencement date and to provide additional time to complete "punch list" alterations and installations as specified below.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective March 7, 2000 as follows

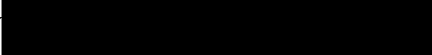
1. The term of this Lease shall commence on April 3, 2000 and continue through April 2, 2020 pursuant to Paragraph 6 of the Rider of the Lease.
2. The Lessor hereby agrees to provide "punch list" alterations as specified on Exhibit "A" attached hereto (including all labor, materials, overhead and profit) at no additional cost to the Government before MAY 5, 2000.

All other terms and conditions of the Lease shall remain in force and in effect.

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

LE
BY  _____ (Title)
IN P.  _____ (Address)
(Signature) (Address)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION

BY  _____ Contracting Officer
(Official Title)