

TENANT ASSOCIATION

188 E 93RD STREET NEW YORK NY 10128

Ben Shalom
Sky Management Corporation
226 E 54th Street
Suite 402
New York, NY 10022

6 November 2003

Dear Mr. Shalom:

We are writing to inform you that the undersigned tenants of 188 East 93rd Street (a three-building complex consisting of 1656, 1658, and 1660 Third Avenue) constitute the 188 East 93rd Street Tenant Association. Our officers are Diane Rosenthal (4B), Treasurer and Representative of 1656 Third Avenue; Cassie Carter (1N), Secretary and Representative of 1658 Third Avenue; and Randy Lockard (1I), Representative of 1660 Third Avenue.

We have joined together as a Tenant Association to ensure that rents and leases are administered as required by law; that all required services are provided as required by law; and that the Warranty of Habitability is maintained on our premises. In addition, we hope our Tenant Association will facilitate mutual courtesy and respect, clear and open communication, and goodwill between tenants and Sky Management.

We want to have a good relationship with Sky Management and trust that you will deal with tenants in good faith.

Sincerely,

The 188 East 93rd Street Tenant Association
(Signature Attachment)