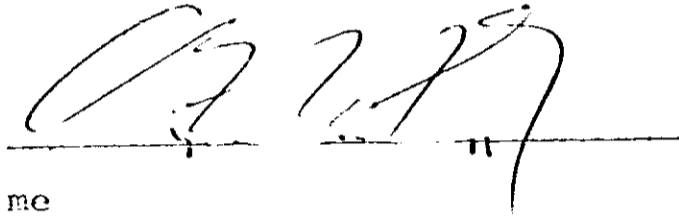
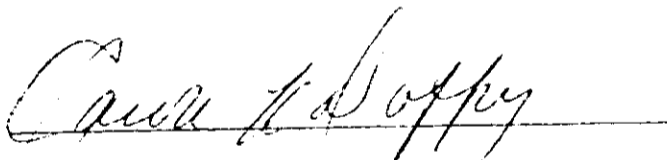


STATE OF NEW YORK
COUNTY OF NEW YORK

PERSONALLY appeared before me Robert Falker
who, on oath says that ~~she~~ saw the within Cobal Garage, Inc.
by Philip Hirsch its President
sign the within Memorandum of Lease, and the said corporation,
by said officers, seal said Memorandum of Lease, and, as its
act and deed, deliver the same, and that ~~he~~ with Joan Rosoff
witnessed the execution thereof.



Sworn to and subscribed before me
this 17 day of March, 1977



ROBERT A. DUFFY
NOTARY PUBLIC, State of New York
No. 31-46180
Queens, New York

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