

OLLIE FARNSWORTH  
R.M.C.

MEMORANDUM OF AGREEMENT OF LEASE, made as of the 1st day of September, 1962, by and between JERMAC REALTY CORP., a Delaware corporation with an office at 1350 Broadway, New York, New York (hereinafter called the "Lessor"), and C. R. DIX, INC., a Delaware corporation with an office at 1350 Broadway, New York, New York (hereinafter called the "Lessee").

W I T N E S S E T H:

WHEREAS, the Lessor and the Lessee have made and entered into an Agreement of Lease dated as of the 1st day of September, 1962, wherein and whereby the Lessor leased to Lessee the real property more particularly bounded and described in "Exhibit A" annexed hereto, and hereby made a part hereof, together with the buildings and improvements now or hereafter erected thereon, for a term commencing on the 1st day of September, 1962, and ending on the 31st day of January, 1983; and

WHEREAS, under the terms and provisions of the aforesaid Agreement of Lease, the Lessee has the right or option to renew or extend the term of the said lease for four (4) successive terms of five (5) years each, provided that such right of renewal is exercised in the manner set forth in the said lease by the giving of notice by Lessee to Lessor at least twelve (12) months prior to the expiration of the original term of the lease and at least twelve (12) months prior to the expiration of any renewal term of the lease.

NOW THIS AGREEMENT WITNESSETH, that the Lessor has leased and hereby does lease to the Lessee the real property more particularly bounded and described in "Exhibit A"

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for Surrender of Lease See Deed Book 840 Page 171