

GUIDELINES FOR MINOR ALTERATIONS

1. Discuss your plans for Decorating/Cosmetic Work with the Managing Agent for guidance. No Decorating/Cosmetic Work may proceed until the attached Decorating Agreement has been approved by the Corporation. Only minor repairs or replacement of appliances are exempted from this requirement.
2. Review the Decorating Agreement Application with your prospective contractor/vendor before signing a contract with them. The contractor/vendor must be aware of and agree to the conditions of the Decorating Agreement Application including insurance coverage, indemnification and other requirements of the Corporation.
3. After you have signed the Decorating Agreement Application and provided it to the Managing Agent with certificates of insurance and an indemnification letter from your contractor/vendor, a Representative of the Corporation will execute the Agreement. You may then sign your contractor/vendor's contract, obtain a start date from the Managing Agent and schedule your contractor/vendor to begin your work. The start date scheduled by the Managing Agent shall depend on the number of ongoing apartment alterations and decorations.

SUBMIT IN TRIPLICATE TO:

J. & C. LAMB MANAGEMENT CORP
4 Park Avenue, Mezzanine
New York, NY 10016.

Apartment Decorating Agreement

Date

TO: 150 East Tenants Corp.
c/o J. & C. LAMB MANAGEMENT CORP.
4 Park Avenue, Mezzanine
New York, NY 10016

Re: Apartment No. _____

Gentlemen:

I hereby request permission to redecorate my apartment as described in the attached document (hereafter collectively referred to as the "work") in the above apartment.

If such permission be granted:

1. I agree, before any work is begun:

(a) To provide you with a complete and conformed copy of every agreement made with contractors and suppliers

(b) To procure from my contractor, or contractors:

(i) Comprehensive personal liability and property damage insurance Policies, each in the amount of \$1,000,000.00, which policies name 150 East Tenants Corp. (the "Corporation"), J & C Lamb Management Corp. (the "Managing Agent"), as well as myself, as parties insured. Such policies shall provide that they may not be terminated until at least ten days after written notice to you; and

(ii) Workmen's compensation and employees liability insurance policies, covering all employees of the contractor, contractors or subcontractors.

All such policies, or certificates evidencing this insurance, shall be delivered to you.

(c) To procure from my contractor or contractors a written agreement in the form of Exhibit A.

(d) To provide you with a security deposit in the amount of 10% of the contractor's written cost of the work, but no less than \$3,000 as security for my obligations hereunder. The Corporation shall be the sole arbiter in the determination of charges to be deducted from this deposit.

2. It is understood that:

(a) I assume all risks of damage to the building and its mechanical systems, and to persons and property in the building that may result from or be attributable to the work being performed hereunder and all responsibility for the maintenance and repair of any alterations and installations after completion. This responsibility covers all work, whether or not structural, weather tightness of windows, exterior walls or roofs, waterproofing of every part of the building directly or indirectly affected by the work, and maintenance of all heating, plumbing, air conditioning and other equipment installed or altered pursuant hereto. If the operation of the building, or any of its equipment, is adversely affected by the work, I shall, when so advised, promptly remove the cause of the problem.

(b) I recognize that there will be no change in the operations of the building's heating system to facilitate the functioning of any heating units I may be installing.

(c) The alterations and materials used shall be of the quality and style in keeping with the general character of the building.

(d) I undertake to indemnify you, the Corporation, the Managing Agent and tenants or occupants of the building for damages suffered to person or property as a result of the work performed hereunder, whether or not caused by negligence, and to reimburse the Corporation for any expenses (including, without limitation, attorneys' fees and disbursements) incurred as a result of such work.

3. All permitted work shall be completed expeditiously and all work must be completed within 60 calendar days. In the event the work is not completed within such period, the shareholder shall pay to the Corporation damages of \$250 per day for each calendar day that the work remains incomplete.

4. No work shall be done, except between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. No work shall be done on Saturdays and Sundays and holidays. Any work that can produce unusual noises, which might be disturbing to building occupants, shall only be done after 9:00 A.M., Monday through Friday.

5. All precautions will be taken to prevent dirt, dust and odors from permeating other parts of the building during the progress of the alteration. If, at the Corporation's discretion, dirt, dust and/or odors affect other areas of the Building, the Corporation may take such steps as it determines to be necessary to clean or sanitize the affected areas and the Shareholder will reimburse the Corporation for all costs and expenses. Materials and rubbish will be placed in barrels or bags, before being taken out of the apartment. All such barrels or bags, rubbish, rubble, discarded equipment, empty packing cartons and other materials will be taken out of the building and removed from the premises at my expense. I recognize that only the service elevator may be used for such removal and only at such times as the Superintendent of the building may direct. If the convenience of other tenants requires that the service elevators be operated on an "overtime" basis, I shall reimburse you for any wages or related expenses incurred in connection therewith.

6. I recognize that by granting consent to the work, you do not profess to express any opinion as to the design, feasibility or efficiency of the work.

7. My failure to comply with any of the provisions hereof shall be deemed a breach of the provisions of the Proprietary Lease, pursuant to which your consent has been granted, and, in addition to all other rights, you may also suspend all work and prevent workmen from entering my apartment for any purpose other than to remove their tools or equipment.

8. This agreement may not be changed orally. This agreement shall be binding on you, me/us, and our respective personal representatives and authorized assigns.

9. I shall cause my contractors and/or workers to use safe work practices during the work and take precautions to prevent the spread of dust and debris that may contain lead.

(a) Such practices shall include (1) limiting access to the work area to only workers, covering the work area with six mil polyethylene plastic or equivalent, (2) protecting the workers, (3) protecting my belongings by covering or removing them from the work area, (4) wetting the painted surfaces before disturbing the paint and (5) wetting the debris before sweeping. My contractors and/or workers may not use unsafe paint removal practices, including (1) open flame burning, (2) power sanding or sandblasting (unless a special vacuum attachment is used to contain dust), and (3) dry scraping more than a *de minimis* surface area (*de minimis* means an area of less than one square foot per room).

(b) No more than sixty (60) days prior to beginning renovation activities in the Apartment, the contractor shall provide the Shareholder with the Environmental Protection Agency (the "EPA") Pamphlet entitled, Protecting Your Family from Lead in the Home, (the "Pamphlet"). If the Apartment is occupied by other than the Shareholder, the contractor shall provide the occupant with the Pamphlet. The contractor shall be responsible for obtaining the Shareholder's or the occupant's written acknowledgment of receipt of the Pamphlet or a certificate of mailing evidencing it. The Shareholder hereby acknowledges that the Corporation has no liability or obligation in connection with this notification requirement of the EPA.

I shall cause my contractors and/or workers to perform specialized cleaning of the work area using methods designed to safely remove dust and debris that may contain lead.

I shall receive assurances acceptable to the Corporation from my contractors and/or workers that they have knowledge of lead-based paint hazards and they will perform the work and clean up the work in a manner, which will avoid creating lead-based paint hazards.

Annexed hereto is the "Work" document and two riders of one page each, which is made a part of this agreement.

Very truly yours,

Shareholder

Shareholder

PERMISSION GRANTED:

150 East Tenants Corp. OWNER

By: _____

Name:

Title:

EXHIBIT A

Date:

150 East Tenants Corp.
c/o J. & C. LAMB MANAGEMENT CORP.
4 Park Avenue, Mezzanine
New York, NY 10016

Re: Apartment _____ (the "Apartment")
150 East Tenants Corp.
New York, New York 10022
Shareholder _____ (the "Shareholder")

Dear Sir/Madam:

This letter will confirm that the undersigned has (i) reviewed and fully understood the terms and provisions of an Apartment Decorating Agreement dated _____ (the "Agreement") between 150 East Tenants Corp. (the "Corporation") and the Shareholder and (ii) agrees to abide by the terms of the Agreement and the rules and regulations of the Corporation from time to time in effect.

The undersigned further agrees that it will not make any claim against, or seek to recover from. (a) the Corporation or the Corporation's shareholders, Officers, Directors, Agents or Employees or (b) the Corporation's shareholders' servants, agents, partners, guests, licensees, invitees, tenants or employees (collectively, the 'Indemnified Parties') for any damage to persons or property by the perils within the scope of the policies described in the Agreement unless the loss or damage is due to the carelessness or negligence of that Indemnified Party. The undersigned further agrees to defend, indemnify and hold harmless the Indemnified Parties and all other occupants of the building, against any and all liability, including legal costs and expenses on account of loss of life or injury to any person or damage to property, happening in or arising out of or in any way relating to the performance of the work unless such injury or loss of life or loss or damage to property is caused by the carelessness or negligence of that Indemnified Party.

Understood, Acknowledged and Agreed

By: _____

Contractor

Name: _____

(Please Print)

Title: _____

Date: _____

EXHIBIT B

150 East Tenants Corp.
150 East 61st Street
New York, New York 10021

1. No construction or cosmetic work may be performed on the following holidays:

New Year's Eve Close 2:00 p.m.
New Year's Day
Martin Luther King
Lincoln's Birthday
President's Day
Washington's Birthday
Passover
Good Friday
Memorial Day
Fourth of July
Labor Day
Rosh Hashanah
Yom Kippur
Columbus Day
Day before Thanksgiving Close 2:00 p.m.
Thanksgiving Day
Hanukkah
Christmas Eve
Christmas Day

Understood, Acknowledged and Agreed

By: _____

Contractor

Name: _____

(Please Print)

Title: _____

Date: _____