

October 23, 2003

To All Shareholders/Residents of  
Lex Tenants Corp.  
50 Lexington Avenue  
New York, NY 10010

Dear Shareholder/Resident:

**Re: Heating and A/C Convector Unit**

We have received numerous inquiries as to the cleaning and/or oiling of the heating/air-conditioning convector units. Listed below are the names of two vendors offering different prices:

1. **Figlia & Sons, Inc., a/k/a Dr. Cool's Clinic**  
**(212) 686-0094**  
**\$69.95 per unit, with additional charge of \$16.00 to change filters, plus all applicable taxes.**  
**They will clean and check a/c units.**
  
2. **Season to Season**  
**Allan Alexander (631) 472-2261**  
**\$49.99 per unit, with NO additional charge for filters, plus all applicable taxes.**  
**They will clean and check a/c units.**

We encourage all residents to make the necessary arrangements to have their units inspected and cleaned. We are confident that this will increase your level of comfort in your apartment during the winter/summer season.

Lex Tenants Corp. and Matthew Adam Properties, Inc. are not responsible for any damage to your units after service is provided by these vendors nor are they responsible for any price changes that may have occurred since they were contacted.

Sincerely yours,

Janusz B. Sikora, RAM  
Executive Vice President  
JBS:SLS