

February 1, 2001

All Shareholders and Residents
Lex Tenants Corp.
50 Lexington Avenue
New York, New York 10010

Re: Balcony Rules and Regulations

Ladies and Gentlemen:

Now that the Local Law 11/98 exterior repairs are nearing completion and the bridge over the sidewalk and plaza has been removed, the Board of Directors has implemented rules for the proper and safe use of the balconies. There are three areas that the Board wishes to stress:

1. The balconies must be easily accessible.
2. Open fires (charcoal, wood, or gas) are not permitted on the balconies.
3. Nothing is to be attached (glued or screwed) to the concrete surface of the balcony.

It is critical that everyone adheres to these measures to insure safety and provide protection against leaks. Lastly, it is requested that each resident keep a neat and tidy balcony to enhance the building's exterior appearance.

Attached is a full set of rules for your review. We thank you in advance for your cooperation.

Very truly yours,

Lex Tenants Corporation