

Message

From: Donna Kidder [dkidder@trumporg.com]
Sent: 6/10/2015 10:56:00 AM
To: Jack Weisselberg [Jack.Weisselberg@laddercapital.com]; Jeff McConney [jmcconney@trumporg.com]; Allen Weisselberg [weisselberg@trumporg.com]
Subject: RE: quick questions
Attachments: Memo to Accounting - Rosen Greenberg Blaha LLP - Part of 32nd Flr. 40 Wa....pdf

1. MURPHY & O'CONNELL MOVED OUT 5/15/15
2. LAROCCA EXTENDED 2/28/20

From: Jack Weisselberg [mailto:Jack.Weisselberg@laddercapital.com]
Sent: Wednesday, June 10, 2015 10:50 AM
To: Donna Kidder; Jeff McConney; Allen Weisselberg
Subject: quick questions

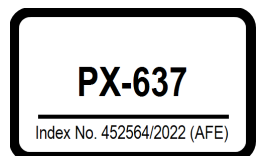
Can you guys help me with these questions? Craig is out today and may know these answers, but I need to get an answer back today.

Thanks.

- 1- Murphy & O'Connell's lease expired at the end of April 2015, have they vacated the property?
- 2- Larocca Hornik Rosen Greenberg Blaha LLP's lease expired at the end of February 2015, have they vacated the property?



Jack Weisselberg
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M E M O R A N D U M

DATE: March 23, 2015
TO: Accounting
cc: Allen Weisselberg
FROM: George H. Ross
RE: LaRocca Hornik Rosen Greenberg Blaha LLP
Portion of 32nd Floor – 40 Wall Street

Delivered herewith for your files is an original executed First Amendment of Lease dated March 19, 2015 between 40 Wall Street LLC, as Landlord, and LaRocca Hornik Rosen Greenberg Blaha LLP, as Tenant. Please note that there has been a change of the Tenant's name.

The following lease terms have been amended:

1. The term of the Lease has been extended for an additional period of five (5) years commencing March 1, 2015 and expiring February 29, 2020.
2. This amendment changes the financial terms of the lease as indicated in the new Exhibit C – Rent Schedule annexed to the amendment.
3. Landlord and Tenant have approved contractor's bid as indicated in Schedule A annexed to the amendment. Landlord will pay Contractor for and/or reimburse Tenant up to \$65,000.00 toward the cost of Improvements to the Demised Premises.

Please update your records accordingly.

GHR/ca

FIRST AMENDMENT OF LEASE

ORIGINAL

Amendment of lease made as of the 19th day of March 2015, by and between 40 Wall Street LLC having an office at 725 Fifth Avenue, New York, New York 10022 ("Landlord") and LaRocca Hornik Rosen Greenberg & Blaha LLP (f/k/a Rosen Greenberg Blaha LLP) having an office at 40 Wall Street, New York, New York 10005 ("Tenant").

STATEMENT OF FACTS

By lease dated June 8, 2009 (the "Lease") Landlord leased to Tenant's predecessor-in-interest a portion of the 32nd floor of the building known as 40 Wall Street, New York, N.Y. Landlord and Tenant have agreed to amend the Lease and renew the term of the Lease upon the terms herein contained.

NOW, THEREFORE, for one (\$1) dollar each to the other in hand paid and other good and valuable consideration it is agreed as follows:

- 1) As of the date hereof: (a) the term of the Lease is hereby extended for additional period of five (5) years commencing March 1, 2015 and expiring February 29, 2020 (the "Extension Period") and (b) Exhibit C annexed to the Lease is hereby deleted and Exhibit C annexed hereto shall be substituted in lieu thereof.
- 2) Landlord shall pay for certain physical improvements to the Demised Premises requested by Tenant (the "Improvements") to be performed by Ernie Bertuzzi (the "Contractor"). Landlord and Tenant hereby approved Contractor's firm bid annexed as Schedule "A" and Landlord shall directly pay Contractor for and/or reimburse Tenant up to \$65,000.00 toward the cost of the Improvements as per said bid.
- 3) Except as hereby and expressly modified all of the other terms, covenants and conditions of the Lease shall remain in full force and effect and binding upon the parties hereto.


IN WITNESS WHEREOF, the parties have executed this agreement, as of the day and year first above written.

40 Wall Street LLC

By: 40 Wall Street Member Corp.

By: 
George H. Ross, Vice President

LaRocca Hornik Rosen Greenberg & Blaha LLP

By: 
Name: Rose Greenberg
Title: Partner

G:\40 Wall
Rosen Greenberg Blaha LLP
First Amendment of Lease v5
3.17.15

EXHIBIT C
RENT SCHEDULE

<u>Period</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
3/1/2015 to 2/28/2016	\$141,450.00	\$11,787.50
3/1/2016 to 2/28/2018	\$144,900.00	\$12,075.00
3/1/2018 to 2/29/2020	\$151,800.00	\$12,650.00

SCHEDULE A

GABE Construction

And Management Group, Inc.

84-00 72nd DRIVE
GLENDALE, NEW YORK 11385
(718) 417-4100
FAX: (718) 417-1428

February 18, 2015

LaRocca Hornik Rosen Greenberg & Blaha
40 Wall Street, 32nd Floor
New York, NY 10005

Re: 32nd Floor Alterations

Rose Greenberg,

Thank you for giving us the opportunity to submit our bid proposal for the above referenced project. We propose to furnish all supervision, insurance, labor and material needed to complete all work as indicated on sketch. We propose to perform most of the work on off hours after the office is closes and on Saturdays. We should have all the work completed within 2 weeks. I have allowed \$ 7,500 for the electrical work in our total price below.

Scope of Work:

1. Cover and protect all areas as needed
2. Demolition and removal of all partitions to accommodate the new layout as indicated on the sketch attached. Savage door for reuse
3. Construct all new walls as per sketch attached. Tape and spackle ready for paint
4. Repair ceiling in effected area as needed
5. Install salvaged doors in new offices, furnish (1) new wood door & frame to match existing, furnish (1) new metal door & frame for computer room
6. Paint all effected area color to match existing
7. Install carpet in (2) new offices to match existing if possible and match base
8. Existing gally (kitchen) to remain as is

Total for the above: \$ 48,850

(please note that the new revised total includes added new Aretha's office)

Gabe Construction And Management Group, Inc.

Page 1 of 2

Allowances:

- | | | |
|-------------------------------|----------|---------------|
| • Sprinkler | \$ 2,500 | Not to exceed |
| • AC | \$ 1,800 | Not to exceed |
| • Enlarge Conference Room | \$ 1,800 | Not to exceed |
| • Coat closet w/matching door | \$ 2,900 | Not to exceed |

Excluded:

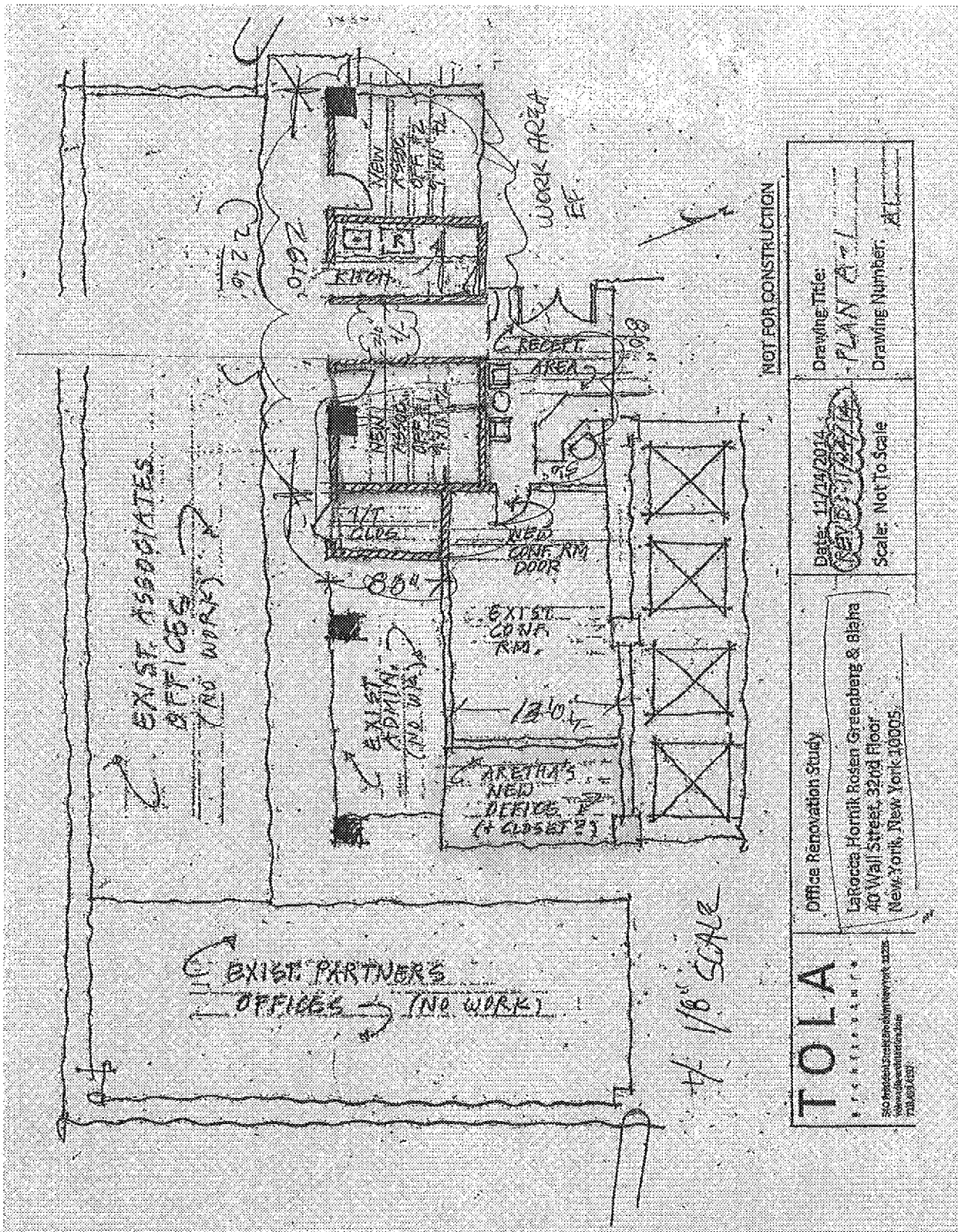
1. Permits
2. Filling
3. Inspections

If you have any questions regarding the above do not hesitate to give me a call at (914) 960-9094.

Sincerely,



Ernest Bertuzzi, Sr.



NOT FOR CONSTRUCTION

<p>TOLA <small>T O L A</small> 50 Francis Street, 3rd Floor, New York, NY 10005 PH: 212.633.6333</p>	<p>Office Renovation Study LaRocca Hornik Rosen Greenberg & Blaha 40 Wall Street, 32nd Floor New York, New York 10005</p>	<p>Date: 11/19/2014 (REVISED) Scale: Not To Scale</p>	<p>Drawing Title: PLAN 2-1 Drawing Number: 2-1</p>
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1/8" SCALE