

120 WALL COMPANY L.L.C.
7 WORLD TRADE CENTER
250 GREENWICH STREET
NEW YORK, NEW YORK 10007

March 23, 2009

BY HAND
PACIFICA FOUNDATION
120 Wall Street
10th Floor
New York, NY 10005

Re: Lease dated as of June 23, 1997 between 120 WALL COMPANY, L.P. predecessor-in-interest to 120 WALL COMPANY L.L.C. ("Landlord") and PACIFICA FOUNDATION ("Tenant"), for certain premises located on the 10th floor in the building known as 120 Wall Street New York, NY

Dear Tenant:

PLEASE TAKE NOTICE, that you are justly indebted to the Landlord of the above-described premises in the amount of \$132,694.86 as set forth on Schedule "A" attached hereto, which you are required to pay on or before the expiration of three (3) days from the day of the service of this Notice, or surrender up the possession of said premises to the Landlord, in default of which the Landlord will commence summary proceedings under New York Real Property Actions and Proceedings Law to recover the possession thereof.

120 WALL COMPANY L.L.C.

By: 33RD DEVELOPMENT CORP., MANAGING MEMBER

By: 
Larry A. Silverstein, President

cc: Tenzer Greenblatt LLP
The Chrysler Building
405 Lexington Avenue
New York, NY 10174
Attention: Richard H. Berney, Esq. (*via Federal Express*)

Siller Wilk LLP
675 Third Avenue
New York, NY 10017 (*via e-mail*)

PACIFICA
 120 WALL STREET
 CALCULATION OF LATE FEES

OUTSTANDING ARREARS FROM AUGUST 2008 THROUGH MARCH 2009

CHARGE	DATE	ADDITIONAL COMMENTS	CHARGE	5.25% INTEREST CHARGE	BALANCE DUE
METERED ELECTRIC	8/1/2008	7/08 ACTUAL DIFF	64.56	2.14	66.70
METERED ELECTRIC	8/1/2008	23352 kWh, 07/02/08	6,430.78	212.74	6,643.52
METERED ELECTRIC	8/18/2008	6/3-7/2/08 ACTUAL DIFF	849.25	26.02	875.27
METERED ELECTRIC	11/1/2008	22484 kWh, 09/30/08	6,321.39	125.48	6,446.87
METERED ELECTRIC	12/1/2008	15914 kWh, 10/30/08	3,444.39	53.51	3,497.90
OPERATING ESCALATION RENT	12/1/2008		3,790.57	58.88	3,849.45
METERED ELECTRIC	12/1/2008		22,586.51	350.86	22,937.37
METERED ELECTRIC	1/1/2009	16168 kWh, 12/04/08	3,365.21	37.27	3,402.48
OPERATING ESCALATION RENT	1/1/2009		3,790.57	41.98	3,832.55
METERED ELECTRIC	1/1/2009		22,586.51	250.15	22,836.66
METERED ELECTRIC	2/1/2009	13295 kWh, 01/05/09	2,873.69	19.01	2,892.70
OPERATING ESCALATION RENT	2/1/2009		3,790.57	25.08	3,815.65
METERED ELECTRIC	2/1/2009		22,586.51	149.44	22,735.95
METERED ELECTRIC	2/17/2009	10/30-12/4/08 RETRO	-314.39	-1.36	-315.75
OPERATING ESCALATION RENT	3/1/2009		3,790.57	9.81	3,800.38
METERED ELECTRIC	3/1/2009		22,586.51	58.48	22,644.99
METERED ELECTRIC	3/1/2009	12897 kWh, 02/04/09	2,725.10	7.06	2,732.16
			<u>131,268.30</u>	<u>1,426.56</u>	<u>132,694.86</u>

PURSUANT TO TENANT'S LEASE, INTEREST IS CALCULATED BASED UPON CURRENT PRIME (A/O 3/19/09 - 3.25%) + 2%
 FROM THE DATE DUE TO THE DATE PAID

INTEREST CALCULATED THROUGH 3/19/2009
 DAILY INTEREST RATE 0.000144