

LINCOLN PARK MANOR CORP.

C/O STILLMAN MANAGEMENT

440 MAMARONECK AVENUE SUITE S-512 HARRISON, NY 10528

To: All Shareholders
Lincoln Park Manor Tenant Corp.
Yonkers, New York

Dear Shareholder:

The Board would like to remind you that should you wish to sub-let or sell your apartment, you must follow procedures as set forth in your Proprietary Lease as well as procedures prescribed to from time to time by the Board of Directors.

Accordingly, the enclosed is an outline of procedures to be followed.

Please be advised, that failure to comply with any provisions of your Proprietary Lease could result in termination of your Lease.

Should you have any questions, please feel free to contact this office.

LINCOLN PARK MANOR TENANT CORP.
70 Sherman Avenue/75 Lee Avenue
Yonkers, New York 10705

APPLICATION FOR SUBLEASE

The undersigned hereby makes application to sublease Apt. _____ at 70 Sherman Avenue/75 Lee Avenue, Yonkers, New York. In making this application the undersigned understands the following:

1. A non-refundable application (administrative & credit check fee) in the amount of \$125.00 plus \$50.00 for each additional applicant, payable to Stillman Management, must accompany this application.
2. An annual sublet fee in the amount of \$350.00 payable to Lincoln Park Manor Tenant Corp., must accompany this application.
3. A security deposit in an amount equal to two (2) months maintenance charges of the unit must be made in advance for subtenants moving in (if approved), which deposit is to be held by Lincoln Park Manor Tenant Corp. as security against any legal fees that may be incurred by LPMTC relative to any problems that develop under the Proprietary Lease or the Sublease from or by reason of the occupancy of the premises by the subtenant, whether or not any legal proceeding is necessary in connection therewith. The security deposit is refundable to the tenant/shareholder at termination of the sublease.
4. A move-in/move-out security deposit of \$250.00 must also accompany each application. It will be held for the duration of the occupancy, in the event that damages are incurred during the move-in or move-out. If damages exceed that amount, the tenant and/or shareholder shall be liable for the total cost.
5. The sublease application is subject to approval by the Board of Directors of LPMTC and approval shall not be deemed effective until in writing.
6. The prospective subtenant shall be interviewed by the Board of Directors or a committee appointed by the Board.
7. The sublease shall be for a term of one (1) year. The shareholder must notify LPMTC, in writing, at least two (2) months prior to expiration of the sublease of any offered lease renewal.
8. The attached questionnaire must be completed.
9. In the event the Board of Directors consents to this application and it is subsequently ascertained that there has been a material misrepresentation made by either the subtenant or sublessor in connection with this application, the Board of Directors has the right to withdraw its consent to the sublet.
10. A copy of the Sublease Agreement must be provided to LPMTC. The Sublessor agrees to indemnify LPMTC for any liability with respect to any provisions in the sublet agreement which do not comply with state and local law, if applicable.

TO: BOARD OF DIRECTORS
LINCOLN PARK MANOR TENANT CORP.
75 Lee/70 Sherman Avenues
Yonkers, New York

Please be advised that we are the parties applying for permission to sublet Apartment # _____ at 75 Lee/70 Sherman Avenues, Yonkers, New York.

We hereby acknowledge that the above corporation has played no role in obtaining the prospective sub-tenant, or the establishment of any of the financial terms of said sub-let. We further represent that the sub-let agreement and the terms therein are in accordance with all applicable laws pertaining to the use, occupancy and rental charges permitted under the law.

We further acknowledge that the proposed sub-lease is subordinate to the Proprietary Lease, as from time to time may be amended, and that we shall at all times comply with the terms of the Proprietary Lease and the provisions of the By-Laws and House Rules. Additionally, we acknowledge that we have reviewed same, and same is satisfactory to us.

We further agree to indemnify and hold harmless the Lincoln Park Manor Tenant Corp. and/or the Directors thereof, from any and all damages or liabilities arising from any misrepresentations or breaches herein.

Dated:

Sub-Tenant

Sub-Lessor (Shareholder)

Sub-Tenant

Sub-Lessor (Shareholder)

11. The LPMTC is not bound by any agreement or promise made by anyone (including the Managing Agent) unless in writing attached to the application and approved by Resolution of the Board of Directors of LPMTC and bearing the written consent of the President or other officer of LPMTC.

12. The subtenant shall, at all times, be subject to the terms of the Proprietary Lease.

Board of Directors
Lincoln Park Manor Tenant Corp.

Sublessor

Revised 2/1/97

APPLICATION FOR SUBLEASE

Lease shall begin on the _____ day of _____, 198 and
 end the _____ day of _____, 198

LINCOLN PARK MANOR TENANT CORP., 70 Sharman/75 Lee Avenues, Yonkers, NY 10704

Full Name _____ Spouse's Name _____
 Last First Middle

Social Security Number _____ Telephone # _____

Present Residence _____ How Long _____
 Street and Number
 City State Zip Code

Reason for Moving from Present Residence _____

Prior Residence _____ How Long _____
 Street and Number
 City State Zip Code Reason for Leaving _____

Present Employer _____ Telephone # _____

Employer's Address _____ How Long Employed _____

Present Position Held _____ Supervisor _____

Annual Income _____ Other Income _____

Total Number of Persons to Occupy Apartment Including Spouse _____

Name, Age & Relationship of all Persons to Occupy Apt. other than Applicant & Spouse

Name _____ Relationship to Applicant _____

Name _____ Relationship to Applicant _____

Name _____ Age _____ Relationship to Applicant _____

Any Pets _____ What Kind _____

Bank Reference _____

Checking Acct. _____ Address _____ Account # _____

Bank Reference - _____

-Savings Acct. _____ Address _____ Account # _____

Name of Close Relative _____ Address _____

Relationship _____

Personal Reference _____ Address _____

Number of Automobiles owned by occupants of apartments _____

Name of Owner _____ Make _____ Model _____ Year _____ Plate _____

Name of Owner _____ Make _____ Model _____ Year _____ Plate _____

INFORMATION CONCERNING SECOND PERSON APPLICANT ON LEASE

Full Name _____ Spouse's Name _____
Last First Middle

Social Security Number _____ Telephone # _____

Present Residence _____ How Long _____
Street and Number

City State Zip Code _____

Reason for Moving from Present Residence _____

Prior Residence _____ How Long _____
Street and Number

City State Zip Code _____ Reason for Moving _____

Present Employer's Address _____ Telephone # _____

Employer's Address _____ How Long Employed _____

Present Position Held _____ Supervisor _____

Annual Income _____ Other Income _____

* Reference _____
Checking Acct. Address Account #

* Reference _____
Savings Acct. Address Account #

Name of Close Relative _____ Address _____

Signature: _____

Signature of Applicant Tenant

Signature of Second Applicant Tenant

WHOM IT MAY CONCERN:

We authorize the release of Employment, Banking or Financial information to ALLSTATE CREDIT BUREAU CENTER or any other Credit Bureau which may be used and/or authorized representatives.

Signature: _____

Signature: _____



141 HALSTEAD AVENUE, MAMARONECK, NY 10543
 914-813-1900 • FAX: 914-813-1919

CREDIT REPORT - AUTHORIZATION FORM

NAME _____
 LAST FIRST MIDDLE

ADDRESS _____
 STREET

APT. # P.O. BOX# SUITE #

CITY STATE ZIP CODE

PREVIOUS ADDRESS _____

SOCIAL SECURITY NUMBER _____

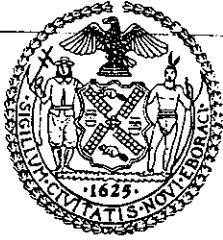
DATE OF BIRTH _____

EMPLOYER _____

THE ABOVE INFORMATION WILL BE USED TO OBTAIN A TRW CREDIT REPORT

PLEASE SIGN THE ACKNOWLEDGEMENT BELOW:

SIGNATURE _____ DATE _____



Notice to Tenant or Occupant

You are required by law to have window guards installed in all windows* if a child 10 years of age or younger lives in your apartment.

Your landlord is required by law to install window guards in your apartment if a child 10 years of age or younger lives in your apartment,

OR

if you ask him to install window guards at any time (you need not give a reason).

THE CITY OF NEW YORK
DEPARTMENT OF HEALTH

Rudolph W. Giuliani
Mayor

Neal L. Cohen, MD
Commissioner

It is a violation of law to refuse, interfere with installation, or remove window guards where required, or to fail to complete and return this form to your landlord. If this form is not returned promptly, an inspection by the landlord will follow.

CHECK WHICHEVER APPLY:

CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT

WINDOW GUARDS ARE INSTALLED IN ALL WINDOWS*

NO CHILDREN 10 YEARS OF AGE OR YOUNGER LIVE IN MY APARTMENT

WINDOW GUARDS ARE NOT INSTALLED IN ALL WINDOWS*

I WANT WINDOW GUARDS EVEN THOUGH I HAVE NO CHILDREN 10 YEARS OF AGE OR YOUNGER.

WINDOW GUARDS NEED MAINTENANCE OR REPAIR

WINDOW GUARDS DO NOT NEED MAINTENANCE OR REPAIR

Tenant's Name: _____
(Print) (Address/Apt. No.)

Tenant's Name: _____ Date _____
(Signature)

RETURN THIS FORM TO:

Stillman Management, Inc.
141 Halstead Avenue
Mamaroneck, NY 10543

**For Further Information Call:
Window Falls Prevention (212) 676-2158**

*Except windows giving access to fire escapes or a window on the first floor that is a required means of egress from the dwelling unit.

LINCOLN PARK MANOR TENANT CORP.

Stillman Management, Inc.
141 Halstead Avenue
Mamaroneck, NY 10543

To: Lincoln Park Manor Tenant Corp.
70 Sherman Avenue
75 Lee Avenue
Yonkers, NY 10705

Re: Lincoln Park Manor Tenant Corp.
House Rules

I acknowledge that have read and understood and will abide by the Rules and Regulations of Lincoln Park Manor Tenant Corp.

Date: _____

Unit #: _____

Building: _____

Applicant (Print Name)

Applicant (Signature)

Co-Applicant (Print Name)

Co-Applicant (Signature)

NOTE: Please keep the copy of the House Rules for your records and return the executed acknowledgement form with your application.

LINCOLN PARK MANOR TENANT CORP.

Stillman Management, Inc.
141 Halstead Avenue
Mamaroneck, NY 10543

November 5, 1996

**TO: All Shareholders and Residents
Lincoln Park Manor Tenant Corp.
70 Sherman Avenue/75 Lee Avenue
Yonkers, NY 10705**

RE: House Rules/Laundry Room

Dear Shareholder or Resident:

During the past several months, many new residents have moved into the building. We wish to bring to your attention two (2) House Rules that are being violated.

Item #21

Unless expressly authorized by the Board of Directors in each case, the floors of each apartment must be covered with rugs or carpeting or equally effective noise reducing material, to the extent of at least 80% of the floor area of each room, excepting only kitchens, pantries, bathrooms, closets and foyer.

Item #30

Window coverings such as venetian blinds, shades, curtains, drapes or other coverings approved by the Board of Directors are required for all windows, except for bathrooms.

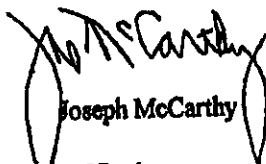
For your review, we are enclosing a copy of the House Rules, and in consideration of your neighbors, they should be adhered to.

We also bring to your attention that our Laundry Room is not a public attendant facility. If you spill something you should mop it up, or at least report it to the Superintendent. Also, if machines are not operating, this should be reported.

The Board of Directors appreciates your anticipated cooperation. If clarification is required, please feel free to contact me.

Very truly yours,

WRG Management Corp., As Agent for
LINCOLN PARK MANOR TENANT CORP.


Joseph McCarthy
JMC:gd
Encl.

Stillman Management, Inc.
141 Halstead Avenue
Mamaroneck, NY 10543

January 2, 1996

To: All Shareholders and Residents
Lincoln Park Manor Tenant Corp.
70 Sherman Avenue/75 Lee Avenue
Yonkers, New York 10705

RE: House Rules/Subleasing

Dear Shareholder or Resident:

We are enclosing a copy of the revised House Rules and Subleasing Application, which were approved at the Board of Directors Meeting on December 21, 1995. We direct your attention to the following:

-Item #16

Board approval is required to harbor any pet.

-Item #28

Moving in or out is permitted only between the hours of 9:00 a.m. to 7:00 p.m.

-Item #29

Any application to move into the building must include a \$250.00 security deposit which will be held for the duration of the occupancy.

If clarification is required, please feel free to contact me.

Very truly yours,

WRG Management Corp., As Agent For:
LINCOLN PARK MANOR TENANT CORP.


Joseph McCarthy

JMC:dm
enclosure

LINCOLN PARK MANOR TENANT CORP.

*70 Sherman Avenue/75 Lee Avenue
Yonkers, New York 10705*

HOUSE RULES

- (1) The public halls and stairways of the Building shall not be obstructed or used for any purpose other than ingress to and egress from the apartments in the Building, and the fire towers shall not be obstructed in any way.
- (2) No patient of any doctor who has offices in the Building shall be permitted to wait in the lobby.
- (3) Children shall not play in the public halls, courts, stairways, fire towers or elevators and shall not be permitted on the roof unless accompanied by a responsible adult.
- (4) No public hall above the ground floor of the Building shall be decorated or furnished by any Lessee in any manner without the prior consent of all of the Lessees to whose apartments such hall serves as a means of ingress and egress, in the event of disagreement among such Lessees, the Board of Directors shall decide.
- (5) No Lessee shall make or permit any disturbing noises in the Building or do or permit any disturbing noises in the Building or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other Lessees. No Lessee shall play upon or suffer to be played upon any musical instrument or permit to be operated a phonograph or a radio or television loud speaker in such Lessee's apartment between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if the same shall disturb or annoy other occupants of the Building. No construction or repair work or other installation involving noise shall be conducted in any apartment except on weekdays (not including legal holidays) and only between the hours of 8:30 a.m. and 5:00 p.m.
- (6) No article shall be placed in the halls or on the staircase landings or fire towers, nor shall anything be hung or shaken from the doors, windows, terraces or balconies or placed upon the window sills of the building.
- (7) No awnings, window air-conditioning units or ventilators shall be used in or about the Building except such as shall have been expressly approved by the Lessor or the managing agent, nor shall anything be projected out of any window of the Building without similar approval.
- (8) No sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the Building, except such as shall have been approved in writing by the Lessor or the managing agent.
- (9) No velocipedes, bicycles, scooters or similar vehicles shall be allowed in a passenger elevator and baby carriages and the above-mentioned vehicles shall not be allowed to stand in the public halls, passageways, areas or courts of the Building.

(10) Messengers and tradespeople shall use such means of ingress and egress as shall be designated by the Lessor.

(11) Kitchen supplies, market goods and packages of every kind are to be delivered only at the service entrance of the Building and through the service elevator to the apartments when such elevator is in operation, if any.

(12) Trunks and heavy baggage shall be taken in or out of the Building through the service entrance.

(13) Garbage and refuse from the apartments shall be disposed of only at such times and in such manner as the superintendent or the managing agent of the Building may direct.

(14) Water closet and other water apparatus in the Building shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags or any other article be thrown into the water closets. The cost of repairing any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Lessee in whose apartment it shall have been caused.

(15) No Lessee shall send any employee of the Lessor out of the Building on any private business of a Lessee.

(16) No bird or animal shall be kept or harbored in the Building unless the same in each instance be expressly permitted in writing by the Lessor; such permission shall be revocable by the Lessor. In no event shall dogs be permitted on elevators or in any of the public portions of the Building unless carried or on leash.

(17) No radio or television aerial shall be attached to or hung from the exterior of the Building without the prior written approval of the Lessor or the managing agent.

(18) No vehicle belonging to a Lessee or to a member of the family or guest, subtenant or employee of a Lessee shall be parked in such manner as to impede or prevent ready access to any entrance or the Building by another vehicle.

(19) The Lessee shall use the available laundry facilities only upon such days and during such hours as may be designated by the Lessor or the managing agent.

(20) The Lessor shall have the right from time to time to curtail or relocate any space devoted to storage or laundry purposes.

(21) Unless expressly authorized by the Board of Directors in each case, the floors of each apartment must be covered with rugs or carpeting or equally effective noise reducing material, to the extent of at least 80% of the floor area of each room excepting only kitchens, pantries, bathrooms, maid's rooms, closets, and foyer.

(22) No group tour or exhibition of any apartment or its contents shall be conducted, nor shall any auction sale be held in any apartment without the consent of the Lessor or its managing agent.

(23) The Lessee shall keep the windows of the apartment clean. In case of refusal or neglect of the Lessee during 10 days after notice in writing from the Lessor or the managing agent to clean the windows, such cleaning may be done by the Lessor, which shall have the right, by its officers or authorized agents, to enter the apartment for the purpose and to charge the cost of such cleaning to the Lessee.

(24) Complaints regarding the service of the Building shall be made in writing to the managing agent of the Lessor.

(25) Any consent or approval given under these House Rules by the Lessor shall be revocable at any time.

(26) No Lessee shall install any plantings on the terrace, balcony or roof without the prior written approval of the Lessor. Plantings shall be contained in boxes of wood lined with metal or other material impervious to dampness and standing on supports at least two inches from the terrace, balcony or roof surface, and if adjoining a wall, at least three inches from such wall. Suitable weep holes shall be provided in the boxes to draw off water. In special locations, such as a corner abutting a parapet wall, plantings may be contained in masonry or hollow tile walls which shall be at least three inches from the parapet and flashing, with the floor of drainage tiles and suitable weep holes at the sides to draw off water. It shall be the responsibility of the Lessee to maintain the containers in good conditions, and the drainage tiles and weep holes in operating condition.

(27) The agents of the Lessor, and any contractor or workman authorized by the Lessor, may enter any apartment at any reasonable hour of the day for the purpose of inspecting such apartment to ascertain whether measures are necessary or desirable to control or exterminate any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests. If the Lessor takes measures to control or exterminate carpet beetles, the cost thereof shall be payable by the Lessee, as additional rent.

(28) All moving in and moving out must be done during the hours of 9:00 a.m. to 7:00 p.m. There is no moving permitted after 7:00 p.m. daily.

(29) All applications to move into the building must include a security deposit of \$250.00, which will be held for the duration of the occupancy. In the event of damages the cost of repairs will be deducted from the deposit. In the event that the repairs exceed the deposit, the tenant and/or shareholder shall be liable for the total cost.

(30) Window coverings such as venetian blinds, shades, curtains, drapes or other coverings approved by the Board of Directors are required for all windows, except for bathrooms.

(31) These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors of the Lessor.

November 1, 1996

LINCOLN PARK MANOR TENANT CORP.

*c/o WRG Management Corp.
420 Westchester Avenue
Port Chester, New York 10573
914-939-7100/fax 914-939-8135*

***** IMPORTANT NOTICE *****

To: All Shareholders
From: Board of Directors
RE: **Disclosure of Information on Lead-Based Paint
and Lead-Based Paint Hazards**

Dear Shareholder:

In connection with the Residential Lead-Based Paint Hazard Redistribution Act passed by Congress in 1992, the United States Department of Housing and Urban Development (HUD) has recently published rules which require both owners of individual apartments and landlords (including Cooperative Corporations) to disclose their knowledge as to the existence of lead-based paint and lead-based paint hazards for all buildings constructed prior to 1978. These rules became effective for Co-ops on September 6th, 1996, and will become effective for individual owners on December 6th, 1996.

The statute requires that you give to your proposed purchaser/subtenant, a copy of the enclosed pamphlet entitled "*Protect Your Family From Lead in Your Home*", the "*EPA HUD Fact Sheet*" and the enclosed disclosure form "*Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards*" for sales/rentals.

You must complete and sign your portion of the disclosure form; the Co-op has completed its portion and the purchaser(s)/tenant(s) must complete their portion and return the fully executed disclosure form to our office. The Board of Directors will not consider approval of any purchase, sublet or renewal without receiving this fully executed form.

Thanking you in advance for your cooperation in this matter.

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Lessor's Disclosure (initial)

- ____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based hazards in the housing (explain).

 Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 Records and reports available to seller (check one below):
 ____ (b) Lessor has provided Subtenant with all available records and reports pertaining to lead based paint and/or lead-based paint hazards in the housing (list documents below).

 Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Cooperative Corporation's Disclosure (initial) LINCOLN PARK MANOR TENANT CORP.

- ____ (c) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 Known lead-based paint and/or lead-based hazards in the housing (explain).

 Co-op has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 Records and reports available to Co-op (check one below):
 ____ (d) Co-op has provided purchaser with all available records and reports pertaining to lead based paint and/or lead-based paint hazards in the housing (list documents below).

 Co-op has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Subtenant's Acknowledgment (initial)

- ____ (e) Subtenant has received copies of information listed above or acknowledges that there is none.
 ____ (f) Subtenant has received the pamphlet *Protect Your Family from Lead in Your Home*.
 ____ (g) Subtenant has (check one below):
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- ____ (h) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

____ Lessor	____ Date	____ Lessor	____ Date
____ Agent	____ Date	____ Agent	____ Date
____ Subtenant	____ Date	____ Subtenant	____ Date
X <i>Pat Fabry</i>	<i>11/23/96</i>	LINCOLN PARK MANOR TENANT CORP.	<i>10/96</i>
____ Cooperative Corporation	____ Date		