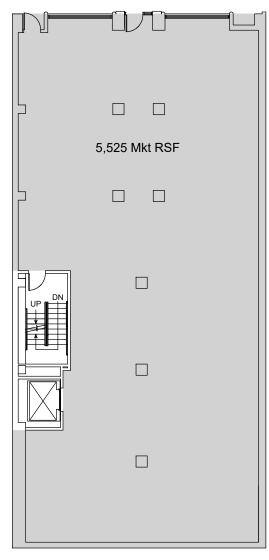


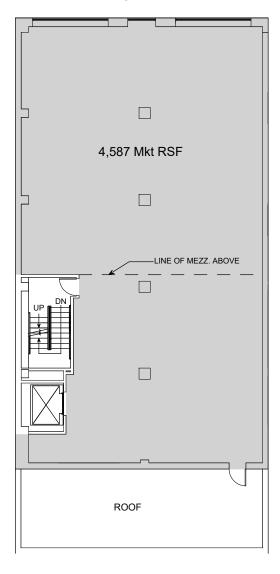
10 East 45th Street Ground Floor





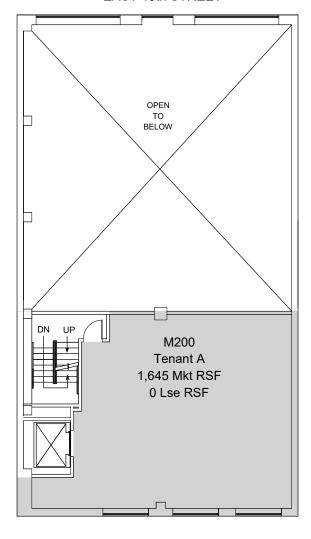


10 East 45th Street Floor 2



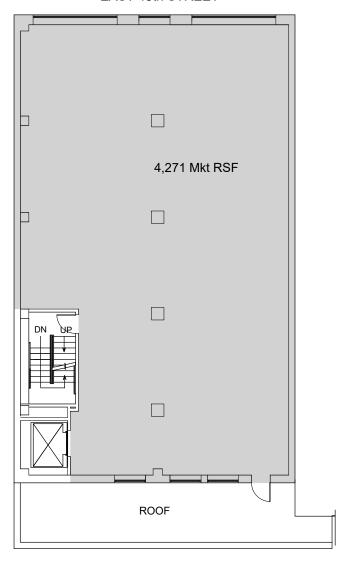


10 East 45th Street Floor 2 Mezz





10 East 45th Street Floor 3

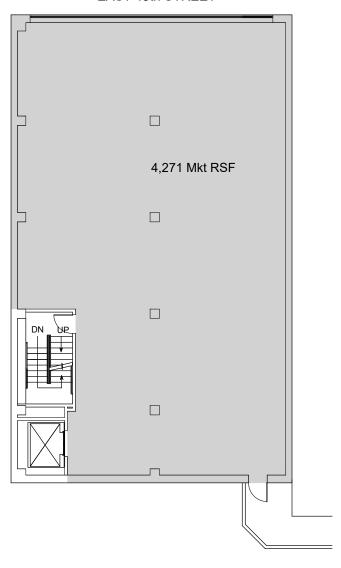






10 East 45th Street Floor 4

EAST 45th STREET





RFR REALTY LLC