



June 3, 2002

R. Radhakrishnan, P.E.
Director - Asbestos Control Program
New York City Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Corona, New York 11368

By Overnight Delivery

**Re: The building ("Building") located 60 Broad Street, New York, New York
(a/k/a 25 Beaver Street / 52-56 New Street / 15-27 Beaver Street)**

Dear Mr. Radhakrishnan:

Enclosed please find two (2) original signed copies of the License Agreement ("License") for the referenced buildings, which will enable the Department to perform the Cleaning Work (as defined in the License).

Please note that several handwritten changes to the proposed License have been made (and initialed). If you have any questions, comments and/or problems with these changes, please do not hesitate to call me at (212) 582-6688. Otherwise, please have the License countersigned (and the handwritten changes initialed) and notarized and return a fully executed original copy to my attention.

Please also note that Theresa McGovern is the building's Property Manager and will act as the liason. Once I am in receipt of a fully executed copy, she will call to arrange for a work schedule.

Very truly yours,

A handwritten signature in black ink, appearing to read "Eric J. Sarnier".

Eric J. Sarnier,
Counsel for the Building

cc: Theresa McGovern
Mark Landstrom

LICENSE AGREEMENT

This License Agreement made this 10th day of June 2002 by and between the CITY OF NEW YORK (hereinafter called "the City"/Licensee), acting by and through the Department of Environmental Protection of the City of New York (hereinafter called "DEP"), with an office at 59-17 Junction Boulevard, Corona, New York 11368-5107 and 60 BROAD STREET LLC ("Landowner/Licensors") the owner of the premises at 60 Broad Street, NY, NY (the "Premises"), with an office at c/o CBG Management, LLC, 1330 Ave. of the Americas, 25th Fl., NY, NY 10019.

WHEREAS, the facades, roofs and setbacks ("exterior areas") of many structures in close proximity to the site of the former World Trade Center have been found to contain debris, refuse and other deposits ("the foreign material") of unknown origin;

WHEREAS, the owners of said structures are desirous of having the foreign material removed;

WHEREAS, the City believes that it is in the interest of the public to undertake a clean up of these exterior areas;

WHEREAS, the City's willingness to undertake such a cleanup should not in any way be construed as an acknowledgment or admission that the City is in any way responsible for any condition, environmental or otherwise, that may exist in or on the exterior areas or that the foreign material is a risk to the public health or safety;

NOW THEREFORE, it is hereby agreed by and between the parties to this agreement, for and in consideration of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged,

1. Permission to Perform Cleaning Work. Subject to the terms and conditions hereof, Licensors hereby grants permission to Licensee and its authorized contractor(s) to perform the cleaning work on the exterior areas of the structure(s) located on the Premises, as described in the Scope of Work attached hereto as Exhibit A and made a part hereof (the "Cleaning Work").

2. Grant of Access. Subject to the terms and conditions hereof, Licensee and its agents, contractors and employees shall have the right, at all times while this License Agreement is in effect, to enter in and on the Premises, and to cross the Premises, with personnel, material and equipment, for the purpose of performing the Cleaning Work. It is expressly understood that the right granted under this Section 2 includes:

(a) the right to access all portions of the Premises as deemed necessary by Licensee or its contractor(s) in order to properly perform the Cleaning Work, including (without limitation) roofs, parapets, window ledges, and other building exterior surfaces; and

Any notice under this section shall be to Theresa McGovern, Property Manager (212) 483-8890

and with reasonable advance notice.

- (b) the right to temporarily occupy portions of the ground outside of the building located on the Premises, with personnel, material and equipment, in order to perform the Cleaning Work; and
- (c) the right to erect, maintain, and store temporary scaffolding on the Premises; and to utilize such scaffolding for the purpose of performing the Cleaning Work.

3. Limitations And Conditions:

- a) In no event shall the Licensee, its agents, contractors, or subcontractors enter the Licensor's property for the purposes of performing the Cleaning Work other than between the hours of 6:00 a.m. and 8:00 p.m. *7:00am MMT* *Mon-Fri and after 2:00pm on Sat.*
- b) Licensee shall provide the Licensor with written notification of its intention to begin the Cleaning Work at least two (2) days prior to the commencement of such Work. *Such notice under this Section 3(b) shall be faxed to Theresa McGowan at (212) 483-8843.*
- c) Licensee shall pay the entire cost of all work, labor, and material in connection with the Cleaning Work undertaken by it hereunder except that the Licensor shall supply and pay for all power and water usage in connection with the Cleaning Work.
- d) Licensee, its agents, contractors, and employees, shall perform all Cleaning Work promptly and in a workmanlike manner with a minimum of disturbances to the Licensor's property. *and tenants/occupants of the Premises.*
- e) Licensee shall maintain such flags, lights, barricades and enclosures as required for the safety of persons, property and traffic flow.
- f) All Cleaning Work shall be performed by qualified contractors in accordance with applicable federal, state and local rules and regulations;
- g) Any contractor or subcontractors performing the Cleaning Work on behalf of the Licensee shall obtain, prior to the commencement of any Cleaning Work, insurance in the amounts and types as set forth herein in Exhibit B;
- h) All City employees, and any contractor or subcontractor performing any activities on the City's behalf, shall, at all times, wear proper identification which, at a minimum shall include, an identification card with the name and photograph of the person. *Added with*

4. Reimbursement. Licensor shall reimburse Licensee for the removal of the foreign material provided for in this license from any compensation it receives from any source for the

and name GC Broad Street LLC, CRG-Management, LLC and Lockman Brothers Holdings Inc. as additional insureds. Certificates evidencing such insurance coverage shall be submitted to licensor prior to any cleaning work.

for which licensor has not yet performed and has not submitted a claim

cleaning of debris accumulations from the exterior surfaces of the structure(s) located on the Premises. Such sources shall include, but are not limited to, the Small Business Administration, private insurance, or any other local, state or federal assistance program. Licensor shall make claim for any applicable insurance coverage for these premises and shall report to Licensee any insurance settlements or other source of funding for the Cleaning Work that has been performed at Licensee's expense.

5. **Termination.** This license shall be terminable by the Licensor or Licensee on ten days written notice to the address set forth below by fax or certified mail. In the event of a default by either party, the license may be terminated immediately, without any prior notice.

6. **Waiver of Claims.** Licensor agrees that no claims or cause of action for damages shall accrue by reason of revocation or termination of this License.

7. **Term.** This license shall commence as of the latest date appearing at the end of the signature page and remain in effect for a period of ninety (90) days unless or until terminated or revoked as hereinabove provided.

8. **Cleaning Work Not An Admission of Liability.** It is expressly understood and agreed by Licensor and Licensee that Licensee's performance of the Cleaning Work hereunder is not, and shall not be construed as,

(I) an admission or agreement by the Licensee that it is liable for the deposit of any dust, debris or other material in or on the Premises as a result of the events of September 11, 2001, at the World Trade Center complex, or the subsequent debris removal activity related thereto; or

(II) an admission or agreement by the Licensee that it is liable for any condition, environmental or otherwise, that may exist in or on the Premises as of the date hereof.

9. **Landmarks.** If the Premises are a designated landmark, Landowner gives its permission for DEP to file the "Application Form for Work On Designated Properties" with the New York City Landmarks Preservation Commission on Landowner's behalf.

10. **Notices:** Notices and correspondence regarding this License shall be directed by Certified Mail, Return Receipt Requested to the Licensor, at the following address:

60 Broad Street LLC
c/o CRA Management, LLC

1330 Avenue of the Americas, 25th Fl.
New York, NY 10019

Attn: ERIC J. Sarnier, Counsel

and notices to the Licensee shall be addressed to R. Radhakrishnan, P.E., NYCDEP-ACP, 59-17 Junction Boulevard, 8th Floor, Corona, NY 11368-5643, with a copy to General Counsel, NYCDEP, 59-17 Junction Boulevard, 19th floor, Corona, New York 11368-5643.

5-21-02 8:32AM:COGSWELL REALTY

ORG NY OFFICE

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IN WITNESS WHEREOF, the parties have caused this License Agreement to be executed and acknowledged on the day and year which first appears above.

Dated: _____

Licensor

By: _____

Dated: June 3, 2002

Licensee

By: _____

60 Broad Street LLCMichael H. Sturnick
Authorized Signatory

Approved as to Form

Acting Corporation Counsel

DATED: _____

06/13/2002 10:28 FAX 212 582 4790

COGSWELL REALTY GROUP

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CRG NY OFFICE

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STATE OF NEW YORK)

)s.:

COUNTY OF NY)

On this 3rd day of June 2002, before me personally came the individual described in and who executed the foregoing instrument and acknowledged to me that he/~~she~~ resides at 610 60 Street NYC and that he/~~she~~ executed the foregoing instrument as the owner/licensor of the property.



NOTARY PUBLIC
STATE OF NEW YORK

ERIC J. SARNIER
Notary Public, State of New York
No. 028A5056582
Qualified in New York County
Commission Expires March 4, 2006.

E-MAIL: E-MAIL:COGSWELL REALTY

CPG NY OFFICE

16736430744

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STATE OF NEW YORK)

)s.:

COUNTY OF QUEENS)

On this _____ day of _____ 2002, before me personally came _____ and acknowledged to me that he/she is the First Deputy Commissioner of the New York City Department of Environmental Protection, and that he/she authorized to executed the foregoing instrument and that he/she did so on behalf of the City of New York pursuant to authority of law duly delegated.

NOTARY PUBLIC
STATE OF NEW YORK