

Silverstein Properties, Inc.
7 World Trade Center
New York, N.Y. 10048
Telephone 212-619-6569
Fax: 212-732-5190

June 12, 1998

Mr. Richard Ramos
Executive Director of Space Design
Department of City Wide Administrative Services
1 Centre Street, Room 20-02 South
New York, New York 10007

RE: 7 World Trade Center - MOEM
Tapping Fee for Additional
Electrical Requirements

Dear Mr. Ramos:

Attached is the Lease Article that governs the issues concerning the electricity for OEM at 7 World Trade Center.

Also, attached is a copy of the plan review letter dated (4/23/98) to Mr. Joseph Aliotta of Swanke Hayden Connell Architects indicating any additional electrical requirements is subject to a tapping fee.

Landlord is obligated to provide only six (6) watts per rentable square foot for lighting and power (excluding power to service base building air conditioning). The electrical requirements by OEM has exceeded the Lease Allowance. Therefore, the overage is subject to a tapping fee. To determine the amount of the tapping fee, a load analysis was performed by Consentini Associates, (attached).

- a. The allowable electrical connected load, in accordance with the OEM lease, is 6 Watts per square foot.

Therefore:

6 Watts per square foot X 50,182 rentable square feet = 301092 Watts or
376 Amps at 277/480 Volts.

- b. The electrical load breakdown for OEM per Consentini Associates is 1,180 KW (connected load) or 1,475 Amps at 277/480 Volts.

Therefore:

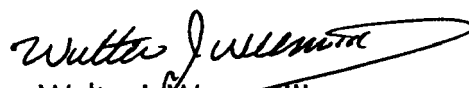
Required Electrical Load by OEM	1475 Amps
Allotted Electrical Capacity to OEM	<u>376 Amps</u>
Overage by OEM	1099 Amps

b. The tapping fee chargeable to OEM is determined to be:

$200 \times 1099 \text{ Amps} = \$219,800.$

If you have any questions, regarding the contents of this letter please feel free to contact me.

Sincerely,


Walter J. Weems III
Building Manager

WJW:ac

cc: Joe Aliotta (Swanke Hayden)
Cathy Giliberti
Chi Chu
Bill Dacunto
Harvey Rifkin