

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE RECORDED BY LAWYER ONLY

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THIS INDENTURE, made the 1st day of February, nineteen hundred and sixty-five, BETWEEN LOUIS ISRAEL, residing at 70 Riverside Drive, New York, New York

party of the first part, and MANHATTAN PROPERTIES, INCORPORATED, a New York corporation having its principal office and place of business at 295 Fifth Avenue, New York, New York

party of the second part.

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 30th Street distant 164 feet 4 inches easterly from the intersection of the northerly side of 30th Street and the easterly side of Fifth Avenue; running thence Northerly parallel with Fifth Avenue and part of the way through a party wall 81 feet 2 inches; thence Easterly parallel with 30th Street 21 feet 5 inches; thence Southerly parallel with Fifth Avenue and part of the way through another party wall, 81 feet 2 inches to the northerly side of 30th Street; thence Westerly along the northerly side of 30th Street 21 feet 5 inches to the point or place of beginning.

Said premises now being known as and by the Street Number 7 East 30th Street.

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

LOUIS ISRAEL