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THIS INDENTURE, made the 31st day of January nineteen hundred and fifty-six

BETWEEN BROADWAY VESEY CORPORATION, a corporation organized and existing under the laws of the State of New York, with its principal office at 551 Fifth Avenue, Borough of Manhattan, City, County and State of New York, and 103 W. 37TH ST. CORP., a corporation organized and existing under the laws of the State of New York, with its principal office at 551 Fifth Avenue, Borough of Manhattan, City, County and State of New York,

party of the first part, and FRANKLIN SOCIETY FEDERAL SAVINGS and LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States, with its principal office at 217 Broadway, Borough of Manhattan, City, County and State of New York,

party of the second part,

WITNESSETH, that the party of the first part in consideration of

ONE HUNDRED (\$100.00) dollars,

lawful money of the United States, and other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the first part,

its successors and assigns forever.

All that certain lot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Vesey Street and the westerly side of Broadway; running thence Northerly along the westerly side of Broadway 100 feet 5-1/8 inches to the center line of the block; thence WESTERLY along the center line of the block 181 feet 1-1/4 inch; thence SOUTHERLY along the line forming an angle of 89 degrees 30 minutes 30 seconds on its easterly side with the last mentioned course 181 feet 1/2 inch to the northerly side of Vesey Street; and thence EASTERLY along the northerly side of Vesey Street 157 feet 3 inches to the corner aforesaid at the point or place of BEGINNING.

SAID PREMISES being known as and by the street number 217 Broadway.

TOGETHER with all the right, title and interest, if any, of the party of the first part of, in and to BROADWAY and VESEY STREET, to the center lines thereof, in front of and adjoining said premises.



TOGETHER with all the right, title and interest, if any, of the party of the first part of, 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,
its successors and assigns 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 that the party of the first part 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.

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



BROADWAY VESEY CORPORATION

By Alan Rabinowitz
Alan Rabinowitz, Vice-President

103 W. 37TH ST. CORP.

By Wilford J. Byrne
Wilford J. Byrne, Vice-President

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____, nineteen hundred and _____ before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that _____ executed the same.

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____, nineteen hundred and _____ before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that _____ executed the same.

STATE OF NEW YORK, COUNTY OF NEW YORK ss:

On the 31st day of January, nineteen hundred and fifty-six, before me personally came ALAN RABINOWITZ to me known, who, being by me duly sworn, did depose and say that he resides at No. 300 Riverside Drive, New York, New York; that he is the Vice-President of Broadway Vesey Corporation, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Francis T. Brennan

FRANCIS T. BRENNAN
NOTARY PUBLIC, State of New York
111 30th Street
Queens, New York County
Term Expires March 30, 1958

STATE OF NEW YORK, COUNTY OF NEW YORK

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On the 31st day of January, nineteen hundred and fifty-six before me personally came WILFORD J. BYRNE

to me known, who, being by me duly sworn, did depose and say that he resides at No. 145 Revolutionary Road, Scarborough, New York that he is the Vice-President of 103 W. 37TH ST. CORP. the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Wilford J. Byrne

FRANCIS T. ...
NOTARY PUBLIC, State of New York
Qualified in New York County
Term Expires March 30, 1958

STATE OF NEW YORK, COUNTY OF

On the day of , nineteen hundred and before me personally came

subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

the individual described in and who executed the foregoing instrument; that he was present and saw execute the same, and that he, said witness, thereupon at the same time subscribed his name as witness thereto.

RECORDED BY CITY REGISTER

FRANKLIN SOCIETY FEDERAL SAVINGS & LOAN ASSOCIATION
NOT TAXABLE

Bargain and Sale Deed

WITHOUT COVENANT AGAINST GRANTOR'S ACT

The land affected by the within instrument lies in Section 14 in Block 88 on the Land Map of the County of NEW YORK

Please Record and Return to

CITY TITLE INSURANCE COMPANY
32 Broadway, New York 4, N.Y.

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CITY TITLE INSURANCE COMPANY
32 Broadway, New York 4, N.Y.

Please Record and Return to

CITY TITLE INSURANCE COMPANY
32 Broadway, New York 4, N.Y.

RECORDING SALES RECORDS & RECORDING OFFICE
1956 FEB 1 PM 3:06

OFFICE OF CITY REGISTER
New York County
RECORDED IN BOOKS
PLEASE RETURN
with official seal
L. Ann Ongel
CITY REGISTER

LOT

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SEARCHED	INDEXED
SERIALIZED	FILED
FEB 1 1956	
CITY REGISTER	