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THIS INDENTURE, dated the 14th day of August in the year one thousand nine hundred eighty-five, between NEW YORK CITY PUBLIC DEVELOPMENT CORPORATION, a Not-for-Profit corporation with its principal place of business at 161 William Street, New York, New York 10038, hereinafter designated as the Grantor, and EISNER BROS. REALTY CORP., a New York State corporation, having its principal place of business at 76 Orchard Street, New York, New York 10002, hereinafter designated as the Grantee.

WHEREAS, the Board of Estimate of the City of New York, by Resolution adopted on the 24th day of May, 1984 (Cal. No. 579), authorized the sale of the premises hereinafter described.

WHEREAS, the Manhattan Borough Board by Resolution adopted on March 12, 1984 approved the transfer of title therein from the City of New York to the Grantor.

NOW, THEREFORE, WITNESSETH: That the Grantor, in consideration of the sum of THREE HUNDRED THIRTY THOUSAND AND 00/100 (\$330,000.00) DOLLARS, lawful money of the United States and other valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, its successors and assigns 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, County, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Broome Street with the westerly side of Essex Street; running thence westerly along the northerly side of Broome Street, 50 feet 6 $\frac{1}{2}$ inches; thence northerly on a line forming an interior angle of 90 degrees 18 minutes 50 seconds with the northerly side of Broome Street, 95 feet 5 $\frac{1}{2}$ inches; thence easterly on a line forming an interior angle of 89 degrees 52 minutes 10 seconds with the last mentioned course, 50 feet 5 $\frac{1}{4}$ inches to the westerly side of Essex Street; thence southerly along the westerly side of Essex Street, 95 feet 7 $\frac{1}{2}$ inches to the corner, the point or place of BEGINNING.

SAID premises being known and designated as Block 409, p/o Lot 60, Borough of Manhattan, a/k/a 228-42 Broome Street.

Bearings are referred to the New York City Coordinate System of the Borough of Manhattan. Distances are in the U.S. Standard of measurement.

Together with the appurtenances and all the estate and rights of the Grantor in and to said premises.

TO HAVE AND TO HOLD said premises herein granted unto the Grantee, the heirs or successors and assigns of the Grantee forever.