

Page 3.

It is further understood and agreed that the covenants, conditions and agreements contained in the within lease to be performed by the respective parties, are binding on and may be legally enforced by the said parties, their heirs, executors, administrators, successors and assigns respectively, and that no waiver of any breach of any covenant herein shall be construed to be a waiver of the covenant itself or of any subsequent breach thereof, or of this lease.

In witness whereof the Landlord has hereunto set his hand and seal the day and year first above written, and the tenant has caused these presents to be signed by its duly authorized officer and its corporate seal to be hereunto affixed the day and year first above written.

Witnesses

Harry J. Goldberg
Eli Langer,

Louis C. Rosenblatt, (L. S.)

Witnesses:

Sylvia Lockerman
R. J. Sarlen

Stewart's Inc.,
BY: Leo Greenstein
Pres.



State of New York,
County of New York, ss

On this 27 day of January, 1934, before me personally came Louis C. Rosenblatt to me known and known to me to be the individual described in and who executed the foregoing instrument and he duly acknowledged to me that he executed the same.

George B. Bleiwe in
Notary Public, Bronx Co. Clk's No. 66
Reg. No. 41 B. 35 N. Y. Co. Clk's No.
665 Reg. No. 6B--
Commission expires March 30, 1935.

State N. Y. ss:
County of N. Y.

On the 12 day of January, 1934, before me came Leo Greenstein, to me known, who, being by me duly sworn, did depose and say that he resides in New York; that he is the President of Stewart's Inc., 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.

Morris M. Goldberg.

Notary Public, New York County, Queens County
Clerk's No. 269; New York County Clerk's No.
614; Commission expires March 30, 1934.

S. C. Stamps \$17.00

Recorded this the 21st day of May, 1934. at 10:30 A. M.