

acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto Grantee, whose mailing address is 230 Park Avenue, New York, New York 10017, its successors and assigns, forever, a one-half (1/2) undivided interest in and to the property described in Exhibit A attached hereto and by this reference made a part hereof.

TOGETHER WITH ALL and singular the rights, members, privileges, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining; to have and to hold said premises unto the Grantee and the Grantee's successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

And Grantor covenants that Grantor has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

Monumental Corporation joins herein for the sole purpose of conveying all of its legal right, title and interest in the property described herein and expressly disclaims any and all liability as a grantor under this instrument. By acceptance of this instrument, Grantee agrees to such exclusion of liability on the part of Monumental Corporation.

No trustee, officer, employee, representative or agent of Monumental Properties Trust and no holder of Trust Units shall be held to any personal liability in connection

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