

This Indenture, made the Twentieth day
of February in the year of our Lord one thousand eight hundred and twenty eight -
Between Stephen D. Beekman of the City of New York, of the First
Part, and Thomas P. Vanderhoof, of said City, Physician, _____

of the Second part, Witnesseth. That the said party _____ of the first part, for and in
consideration of the rents, covenants and agreements herein after mentioned, reserved and contained
on the part and behalf of the said party _____ of the second _____ part, his _____ executors,
administrators and assigns, to be paid, kept and performed, hath _____ granted, demised, and to farm
letten, and by these presents doth _____ grant, demise and to farm let, unto the said party _____ of the
second part, his _____ executors, administrators and assigns, **All** that certain piece or
parcel of ground, Situate in the Ninth Ward of the City of New York at the
Corner of what are now known as the Great Kill road and Pitts Roy Road: Bounded
in front by said Great Kill road, easterly on one side by Pitts Roy road aforesaid, in
the rear northerly and on the other side westerly by land of John Jacob Astor, as by
reference to a Map of "Greenwich Place", now in possession of the said party of the first
part, will more fully appear _____

To have and to hold the said abovementioned and described premises, with the appurtenances,
unto the said party _____ of the second part, his _____ executors, administrators and assigns, from
the first _____ day of May _____ one thousand eight hundred and twenty eight _____
for and during, and until the full end and term of Three Years _____
thence next ensuing, and fully to be complete and ended, yielding and paying therefor unto the said
party _____ of the first part, his heirs _____ or assigns, yearly and every year during
the said term hereby granted, the yearly rent or sum of Two hundred thirty three Dollars
and thirty three Cents and ordinary Taxes _____

lawful money of the United States of America, in equal quarter yearly payments, to wit, on
the first days of August, November, February, and May, severally,
in each and every of the said years: **Provided always nevertheless**, That if the yearly
rent above reserved, or any part thereof, shall be behind or unpaid on any day of payment whereon
the same ought to be paid as aforesaid, or if default shall be made in any of the covenants herein
contained, on the part and behalf of the said party _____ of the second part, his _____ executors,
administrators and assigns, to be paid, kept and performed, then and from thenceforth it shall and may be
lawful for the said party _____ of the first part, his heirs _____ or assigns, into and upon
the said demised, premises, and every part thereof, wholly to re-enter, and the same to have again,

re-possess and enjoy as in his and their first and former estate, or to distrain for any rent that may remain due thereon, any thing herein before contained to the contrary thereof in any wise notwithstanding. And the said party of the second _____ part, for himself his _____ heirs, executors and administrators, doth hereby _____ covenant and agree to and with the said party of the first part, his heirs _____ and assigns, by these presents, That the said party of the second _____ part, his executors, administrators or assigns, shall and will yearly and every year during the said term hereby granted, well and truly pay or cause to be paid unto the said party of the first part, his heirs _____ or assigns, the said yearly rent above reserved, on the days and in manner limited and prescribed as aforesaid for the payment thereof, without any deduction, fraud or delay, according to the true intent and meaning of these presents.

And Also, that neither he the said party of the second his executors administrators or assigns, or either of them shall or will grant, bargain, sell, transfer, or in any manner make or let over this Indenture, or the term hereby demised or any part thereof, or any estate or interest or term in the same or the same premises or any part thereof, to any person or persons whomsoever, without the Consent in Writing of the said party of the first part his heirs or assigns for that purpose first had and obtained _____

And that on the last day of the said term, or other sooner determination of the estate hereby granted, the said party of the second part, his executors, administrators, or assigns, shall and will peaceably and quietly leave, surrender and yield up unto the said party of the first part, his heirs _____ or assigns, all and singular the said demised premises: And further, that he, they or some one of them shall and will leave and give up the said demised premises, and the buildings thereon erected in the same Condition the said party of the second part found them, at the end of said term, (Ordinary wear and tear only excepted) _____

And the said party of the first part, for himself his heirs executors and administrators doth covenant and agree to and with the said party of the second _____ part, his _____ executors, administrators and assigns, by these presents, that the said party of the second _____ part his _____ executors, administrators or assigns, paying the said yearly rent above reserved, and performing the covenants and agreements aforesaid on his and _____ their part, the said party of the second part, his _____ executors, administrators and assigns, shall and may at all times during the said term hereby granted, peaceably and quietly have, hold and enjoy the said demised premises, without any manner of let, suit, trouble or hinderance of or from the said party of the first part, his heirs _____ or assigns, or any other person or persons whomsoever.

And it is hereby mutually covenanted and agreed by and between the said parties to these presents for themselves their heirs executors administrators and assigns, And the said party of the second part doth accordingly covenant, that in case Fourteenth Street shall at any time during the above demised term be opened by the Constituted Authority, that the said party of the second part his executors administrators or assigns shall not be entitled to any remuneration for damages on account of the opening of such Street as aforesaid, nor claim any diminution of rent in consequence thereof, but that the Conditions and Covenants in this Lease contained shall remain in full force and effect, notwithstanding the opening of said Street. Provided nevertheless the said party of the first part

shall in the contingency last aforesaid, remove the Stable from off said Street, to
and upon some part or portion of the remainder of the land hereby demised, and shall
put up the fence or fences which may be required to inclose the premises bounding
on said Street as aforesaid;

In Witness whereof the said
parties have hereunto interchangeably set their hands and seals the
day and Year first above written

Sealed and Delivered }
in presence of ~ }
Charlotte Horton

Stephen D. Beckman

J. E. A. J.

Stephen D. Beckman

To

Thomas P. Vanderhoof

LEASE.