The Assignor further covenants and warrants to the Assignee that it has not executed or granted any modification of said lease, and that said lease is in full force and effect in accordance with its original terms and that there are no defaults now existing under said lease.

All the covenants and agreements contained herein shall bind the parties hereto, and their successors and assigns.

This Assignment shall not obligate the Assignee to carry out the terms of the lease and shall not operate to place responsibility or liability upon the Assignee for the care, maintenance, management, operation or control of the mortgaged premises.

The Assignee has not received any security or deposit under the lease of this Assignment, and shall be under no responsibility or liability for any such deposit or security.

IN WITNESS WHEREOF, the Assignor has duly executed this Assignment the 17th day of March, 1977.

WITNESS:

COBAL GARAGE, INC.

BY: Philip Hirsch
PHILIP HIRSCH, President

STATE OF NEW YORK)
ss.:
COUNTY OF NEW YORK)

On the 17th day of March, 1977, before me came Philip Hirsch to me known, who, being by me duly sworn, did depose and say that he resides at 167 Beach 140th Street, Belle Harbor, New York , that he is the President of COBAL GARAGE, 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 TRUSTEES OR DIRECTORS of said corporation, and that he signed his name thereto by like order.

BONITA DYGAS
NOTARY PUBLIC State of New York
No. 24 6132365, Kings County
Commission Expires March 30, 1978

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