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This Indenture

ALBANY, N. Y.

Made the 26 day of April

in the year nineteen hundred seventy-seven

Between UNIVERSITY AUXILIARY SERVICES AT ALBANY, INC., a New York Not-for-Profit corporation, formerly known as Faculty-Student Association of State University of New York at Albany, Inc.

~~and certain other persons under the laws of the State of~~

having its principal office at 99 Fuller Road, Albany, New York

, party of the first part,

And THE PEOPLE OF THE STATE OF NEW YORK, parties of the second part.

Witnesseth, That the party of the first part, ~~incorporated under the laws of the State of New York~~ as and for a gift to

~~land of money of the United States, paid by~~ the parties of the second part, does hereby grant and release unto the said parties of the second part, and their successors and assigns forever,

All that piece or parcel of land situate in the Town of Guilderland, County of Albany and State of New York, bounded and described as follows:

BEGINNING at a point in the division line between lands now or formerly of Alexander McKenzie, III on the west and lands of University Auxiliary Services at Albany, Inc. (formerly known as Faculty-Student Association of State University of New York at Albany, Inc.) on the east, at the intersection of said division line with the division line between lands now or formerly of John E. Holt-Harris on the north and lands of said University Auxiliary Services at Albany, Inc. on the south; running thence S 89° 55' 20" E along the last mentioned division line a distance of 592.43 feet to a point in the division line between lands now or formerly of Albany Collegiate Inter-Faith Center, Inc. on the east and said University Auxiliary Services at Albany, Inc. on the west; thence S 00° 04' 40" W along the last mentioned division line a distance of 265.32 feet to a point in the division line between said lands of University Auxiliary Services at Albany, Inc. on the north and the lands of the People of the State of New York (under the jurisdiction of State University of New York) on the south; thence N 89° 55' 20" W along the last mentioned division line a distance of 592.58 feet to a point in the aforementioned division line between lands now or formerly of Alexander McKenzie, III on the west and lands of University Auxiliary Services at Albany, Inc. on the east; thence N 00° 06' 40" E along the last mentioned division line a distance of 265.32 feet to the point of beginning.

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CONTAINING 3.609 acres of land more or less.

BEING the same premises conveyed by deed from Alfred L. O'Brien, Jr. and Helen C. O'Brien, his wife, to Faculty-Student Association of State University of New York at Albany, Inc. (the then corporate name of the party of the first part) dated June 3, 1965 and recorded on June 4, 1965 in the Albany County Clerk's Office in Liber 1831 of Deeds at page 479, with the exception of the portion of said premises conveyed by the party of the first part (under its then corporate name) to Albany Collegiate Inter-Faith Center, Inc. by deed dated May 14, 1971 and recorded June 4, 1971 in said County Clerk's Office in Liber 2029 of Deeds at page 27.

TOGETHER with and subject to an easement to use the existing roadway or drive as a means of egress and ingress to and from Waverly Place, in common with others entitled to the use thereof.

TOGETHER with the right of way and easement for the maintenance of the water supply system facilities on premises adjoining on the east as set forth in an indenture between Albany Collegiate Interfaith Center, Inc. and University Auxiliary Services at Albany, Inc., dated September 21, 1976 and recorded October 13, 1976 in the Albany County Clerk's Office in Liber 2121 of Deeds at page 387.

All bearings in the aforesaid description are referred to the coordinated grid system established for the State University of New York at Albany

State of New York) ss: Recorded
 County of Albany)
 On the 15. day of June 1975
 J. F. M. Jr.
 Book 2132 of
 page 1919...and examined

J. F. M. Jr.
 ALBANY COUNTY CLERK

Together with the appurtenances and all the estate, rights and interest of the party of the first part in and to said premises.

To have and to hold, the above granted premises unto the said parties of the second part, and their successors and assigns forever.

And the said party of the first part does covenant with said parties of the second part as follows:

First. That said party of the first part is seized of said premises in fee simple, and has good right to convey the same;

Second. That the parties of the second part shall quietly enjoy the said premises;

Third. That said premises are free from incumbrances; 2132 MAY 10 1921

Fourth. That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

Fifth. That said party of the first part will forever warrant the title to said premises;

Sixth. That, if any improvements, repairs or alterations have been commenced upon the foregoing premises and have not been completed at least four months before the making and recording of this deed, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvements, and that the grantor will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

In Witness Whereof, the said party of the first part has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer the day and year first above written.

ATTEST:

UNIVERSITY AUXILIARY SERVICES
AT ALBANY, INC.

By Arthur N. Collins

STATE OF NEW YORK

COUNTY OF Albany

On this 26 day of April in the year one thousand nine hundred

~~SEVENTY-SEVEN~~ before me, the subscriber, personally came Arthur N. Collins

to me known, who being by me duly sworn, did depose and say, that he

resides at 151 Wilson Street South in the city of

of Albany, County of Albany and State of New York;

that he is the Vice President of UNIVERSITY AUXILIARY SERVICES
AT ALBANY, 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, and 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.

Marguerite Hill