

THIS AGREEMENT made this 24th day of September 1964,
by and between HELENA M. LOWE, widow, party of the first part, and
HENRY A. CONN and MARGARET CONN, his wife, parties of the second
part, all of the Village of Ridgfield Park, County of Bergen and
State of New Jersey, WITNESSETH:

WHEREAS the party of the first part is the owner of and
in possession of, the following described real estate, situated
in the Village of Ridgfield Park, County of Bergen, State of New
Jersey,

Which on a certain map on file in the Office of the Clerk
of the County of Bergen, entitled, "Map of Property of
Herman Niehaus, Ridgfield Park, N. J." are known, laid
down and designated as Lots numbered Twenty (20) and Twenty-
one (21), fronting and facing on the easterly side of Euclid
Avenue, formerly Central Avenue, in said Village, and being
of the size and dimensions as laid down on said map; and

WHEREAS the parties of the second part are the owners
of, and in possession of the following described real estate
situated in the Village of Ridgfield Park, County of Bergen,
State of New Jersey, which on a certain map on file in the Office
of the Clerk of the County of Bergen, entitled, "Map of Property
of Herman Niehaus, Ridgfield Park, N. J." are known and desig-
nated as Lots numbered Eighteen (18) and Nineteen (19), fronting
and facing on the easterly side of Euclid Avenue, formerly Central
Avenue, and further known and described as follows:

BEGINNING at a point in the easterly line of Euclid Avenue
distant northerly 200.12 feet from the corner formed by the
intersection of the easterly line of Euclid Avenue and the
northerly line of Hobart Street and running thence (1)
easterly parallel or nearly so with Hobart Street 173.28
feet; thence (2) northerly parallel or nearly so with Euclid
Avenue 50.21 feet; thence (3) westerly parallel or nearly so
with the first course 173.9 feet to the easterly line of
Euclid Avenue; and thence (4) southerly along the easterly
line of Euclid Avenue 50.33 feet to the point or place of
beginning; and

WHEREAS said properties adjoin so that the northerly
line of Lot #20 coincides with the southerly line of Lot #19; and

WHEREAS said parties, in consideration of the sum of

One (\$1.00) Dollar in hand paid each to the other, have agreed to grant to each other an easement for driveway purposes along said adjoining lot line upon the terms and conditions as set forth below:

NOW THEREFORE, it is hereby agreed by and between the parties hereto as follows:

1. The first party hereby agrees to grant to the second parties, their heirs and assigns, an easement and right of way along the northerly line of Lot #20 as and for driveway purposes, and for ingress and egress to the rear entrance of the dwelling of the said second parties and the garage located on Lot #19, also known as Lot #5, Block 92 on the Tax Assessment Map of the Village of Ridgefield Park, all as shown on the attached survey of Boswell Engineering Co. dated October 5, 1964.

2. The second parties hereby grant unto the first party, her heirs and assigns, an easement and right of way along the southerly line of said Lot #19 as and for driveway purposes, and for ingress and egress to the rear entrance of the dwelling of said first party, and the garage located on Lot #20, also known as Lot 4, Block 92 on the Tax Assessment Map of the Village of Ridgefield Park, all as shown on the attached survey of Boswell Engineering Co. dated October 5, 1964.

3. It is further understood and agreed by and between the parties hereto that the said driveway is to be improved, by gravel, paving or otherwise, as may be determined by the parties and each party is to maintain their portion of the driveway ~~and to be maintained in good condition at the expense of said~~ in good condition at their own cost and expense ~~and to be maintained in good condition at the expense of said~~; and that said easement is to continue and remain in effect as long as said properties, or either of them, are used for residential purposes. No vehicle shall be parked in such a manner as to obstruct ingress or egress of either party, and said driveway shall be used only for non-commercial vehicles.

4. This agreement shall be binding upon the heirs, executors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Helena M. Lowe (L.S.)
HELENA M. LOWE

Edwin T. Lowe
EDWIN T. LOWE

Henry A. Conn (L.S.)
HENRY A. CONN

Walter R. Hespe
WALTER R. HESPE

Margaret Conn (L.S.)
MARGARET CONN

STATE OF NEW HAMPSHIRE)
COUNTY OF Hillsborough) SS:

BE IT REMEMBERED, that on this 24th day of September, in the year of our Lord One Thousand Nine Hundred and Sixty-four, before me, the subscriber, a Notary Public of the State of New Hampshire, personally appeared HELENA M. LOWE, widow, to whom I first made known the contents thereof and who, I am satisfied, is the person mentioned in the within Instrument, and thereupon she acknowledged that she signed, sealed and delivered the same as her act and deed, for the uses and purposes therein expressed.

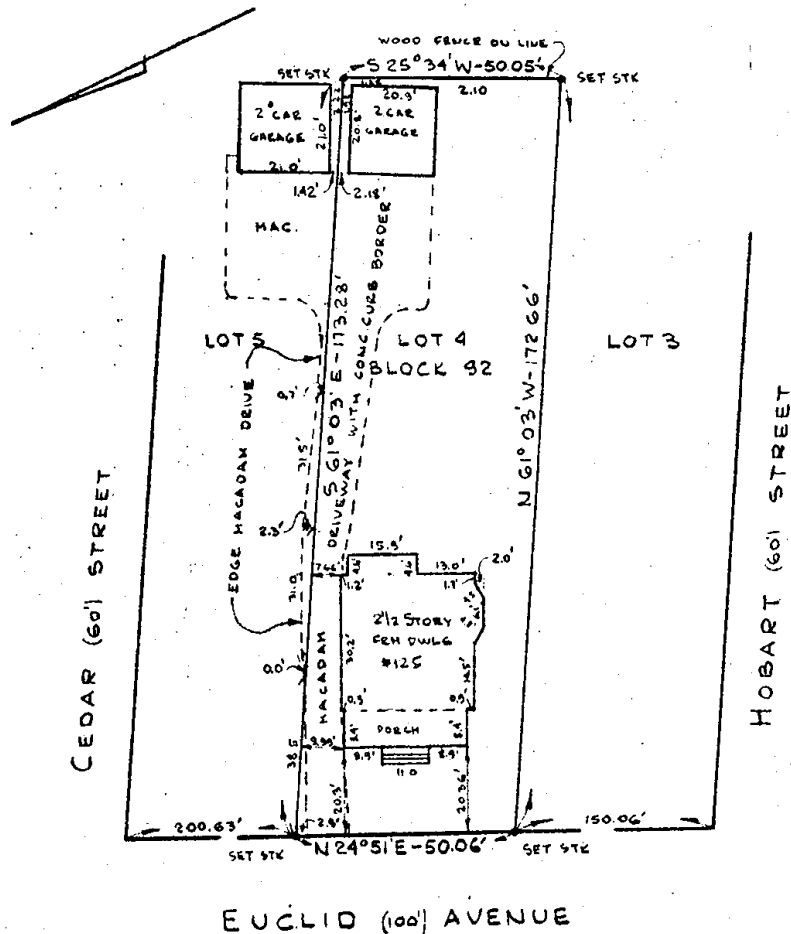
Edwin T. Lowe
EDWIN T. LOWE
A Notary Public of the State of New Hampshire.

STATE OF NEW JERSEY)
COUNTY OF BERGEN) SS:

BE IT REMEMBERED, that on this 13th day of September, in the year of our Lord One Thousand Nine Hundred and Sixty-four, before me, A MASTER OF THE SUPERIOR COURT OF N.J. personally appeared HENRY A. CONN and MARGARET CONN, his wife, to whom I first made known the contents thereof and who, I am satisfied, are the persona mentioned in the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed.

Walter R. Hespe
WALTER R. HESPE
Master of the Superior Court
of NEW JERSEY

SURVEY OF Lot 4 Block 92
 MAP OF TAX MAP
 TOWN OF VILLAGE OF RIDGEFIELD PARK, BERGEN COUNTY, NEW JERSEY
 FOR HELENA LOWE
 SCALE 1"=30' JOB NO. 64-250 BOOK NO. 84-10-64 PAGE NO. 27 & 28



CERTIFIED TO: GUTTENBERG SAVINGS & LOAN ASSOCIATION AND
ALL PARTIES IN INTEREST AS OF THIS DATE
 AS BEING ACCURATE AND CORRECT
 SIGNED [Signature]

BOSWELL ENGINEERING CO.
 RIDGEFIELD PARK N.J.

SURVEYED A.R.
 DRAWN O.R.
 CHECKED W.S.

DATE OCT. 5, 1964
 NO. PRINTS

RECORDING FEE \$ 5.15
EASEMENT AGREEMENT

RECEIVED

1964 OCT 16 AM 11:50

Alfred J. Deane

BERGEN COUNTY CLERK

REC'D

56848 OCT 16 1964

Between

5.15

HELENA M. LOWE, widow,

-and

HENRY A. CONN and
MARGARET CONN, his wife.

DATED: September 24, 1964

Edward Hook
N. J.

A. EDWARD HOOK
Counselor at Law
801 Franklin Avenue
Franklin Lakes, N. J.

This Indenture,

Made the 13th day of October, , in the year One Thousand
Nine Hundred and Sixty-Four.

Between PASQUALE CEFALO and CARMELA CEFALO, his wife,

of the Township of Lyndhurst, in the County of
Bergen and State of New Jersey party of the first part,
hereinafter known as the grantor s ;

And ROBERT F. McCAULEY and AGATHA C. McCAULEY, his wife, of
315 Weart Avenue, X

in the Township of Lyndhurst in the County of
Bergen and State of New Jersey, party of the second part,
hereinafter known as the grantees :

Witnesseth, That in consideration of One (\$1.00) Dollar, and other good
and valuable consideration,

the said grantor s do grant, bargain, sell and convey, unto the said grantees,
their heirs and assigns

All that certain
tract or parcel of land and premises, hereinafter particularly described, situate, lying and
being in the Township of Lyndhurst,
in the County of Bergen and State of New Jersey:

C
BEGINNING at a point on the northwesterly side of Weart Avenue
therein distant 150 feet southwesterly from the corner formed
by the intersection of the said northwesterly side of Weart Avenue
with the southwesterly side of Valley Brook Avenue and running
thence (1) north 42 degrees 00 minutes west, 150.0 feet to a
stake; thence (2) south 48 degrees 00 minutes west, 50.0 feet to
a stake; thence (3) south 42 degrees 00 minutes east, 150.0 feet
to the northwesterly side of Weart Avenue; and thence (4) along
the northwesterly side of Weart Avenue, north 48 degrees 00
minutes east, 50.0 feet to the point or place of beginning.

Being premises commonly known as 315 Weart Avenue, Lyndhurst,
New Jersey.

Being the same premises conveyed to the grantors herein by deed
from William H. Wackwitz and June I. Wackwitz, his wife, dated
June 12th, 1963, recorded July 30th, 1963 in the Bergen County
Clerk's Office in Book 4526, page 243, etc.

RECEIVED

1964 OCT 16 AM 11:50

Alfred J. [Signature]
BERGEN COUNTY CLERK

To Have and to Hold, said premises with the appurtenances, unto the said grantee s,
their heirs and assigns forever

And the said grantors

for their heirs and assigns, do

Covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantor s .
2. That they ha ve the right and authority to convey the said premises to the said grantee s .
3. That the grantee s shall have peaceable and quiet possession of the said premises free from all encumbrances.
4. That the same are now free and clear of all encumbrances whatsoever, except none .
5. That the grantor s will execute or procure such further assurances and conveyances of the said land as may be reasonably required.
6. That they will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

In Witness Whereof, the said grantor s ha ve hereunto set their hand s and seal s , or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Pasquale Cefalo (L.S.)
(Pasquale Cefalo)

Carmela Cefalo (L.S.)
(Carmela Cefalo)

Edward J. Russo
(Edward J. Russo)



State of New Jersey.

} ss.:

County of Bergen

We it Remembered, that on this 13th day of October, in the year of our Lord One Thousand Nine Hundred and Sixty-Four, before me, the subscriber, a Counsellor-at-Law of the State of New Jersey, personally appeared Pasquale Cefalo and Carmela Cefalo, his wife,

who, I am satisfied, are the person s mentioned in the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed.

Edward J. Russo
(Edward J. Russo)

Counsellor-at-Law of New Jersey.

State of New Jersey,

County of

ss.:

Be it Remembered, that on this _____ day of _____, before me, the subscriber, personally appeared _____ who, being by me duly sworn on his oath, does depose and make proof to my satisfaction, that he is the _____ Secretary of the _____

the party mentioned in the within Instrument,

that

is the

President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and the seal affixed to said Instrument is such corporate seal and was thereto affixed, and said Instrument signed and delivered by said President, as and for his voluntary act and deed and as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn to and subscribed before me, at _____ the date aforesaid.

RECORDING FEE \$ 4.65

PAID

Deed.

Pasquale Cefalo and Carmela Cefalo, his wife,

TO

Robert F. McCauley and Agatha C. McCauley, his wife.

Dated, October 13th, 19 64

Nugent, Russo and Tumulty, Esqs.
921 Bergen Avenue
Jersey City, New Jersey

56,849 OCT 16 64 DEED

BOOK 4702 PAGE 220

END OF DOCUMENT

This Agreement

BETWEEN JOHN REVETTI and MARY REVETTI, his wife, residing at 317 East Edsall Boulevard, Palisades Park, New Jersey, as LANDLORDS, and
CLIFFSIDE OFFICE SUPPLY CORPORATION, a New Jersey Corporation of 516-524 Bergen Boulevard Palisades Park, New Jersey

As Tenant Witnesseth:—That the said Landlord s have let unto the said Tenant and the said Tenant has hired from the said Landlord s all that certain building commonly known as 516-524 Bergen Boulevard, Palisades Park, New Jersey (see sketch annexed hereto)

for the term of twelve (12) years to commence on the 1st day of October 1964 and to end on the 30th day of September, 1976

to be used and occupied as a showroom, warehouse and office for th wholesale and retail sale of general merchandise, including office water coolers, air-conditioning units and equipment

upon the conditions and covenants following:

First: That the Tenant shall pay the rent of NINETEEN THOUSAND TWO HUNDRED (\$19,200.00) DOLLARS, payable in monthly installments of ONE THOUSAND SIX HUNDRED (\$1,600.00) DOLLARS in advance on the 1st day of each and every month during the term hereof.

Second: That the Tenant shall take good care of the premises and shall at its own cost and expense make all repairs interior and all exterior repairs required by any act or omission committed by the Tenant, its servants, agents or employees.

and at the end or other expiration of the term, shall deliver up the demised premises in good order or condition, damages by the elements excepted.

Third: That the Tenant shall promptly execute and comply with all statutes, ordinances, rules, orders, regulations and requirements of the Federal, State and Municipal Government and of any and all their Departments and Bureaus applicable to said premises, for the correction, prevention, and abatement of nuisances, violations or other grievances, in, upon or connected with said premises during said term; and shall also promptly comply with and execute all rules, orders, and regulations of the Board of Fire Underwriters for the prevention of fires, at its own cost and expense.

Fourth: That in case the Tenant shall fail or neglect to comply with the aforesaid statutes, ordinances, rules, orders, regulations and requirements or any of them, or in case the tenant shall fail or neglect to make any necessary repairs, then the Landlord s or their Agents may enter said premises and make said repairs and comply with any and all of the said statutes, ordinances, rules, orders, regulations or requirements, at the cost and expense of the Tenant and in case of the Tenant's failure to pay therefor, the said cost and expense shall be added to the next month's rent and be due and payable as such, or the Landlord may deduct the same from the balance of any sum remaining in the Landlord's hands. This provision is in addition to the right of the Landlord to terminate this lease by reason of any default on the part of the Tenant.

Fifth: That the Tenant shall not assign this agreement, or underlet or underlease the premises, or any part thereof, or occupy, or permit or suffer the same to be occupied for any business or purpose deemed disreputable or extra-hazardous on account of fire, under penalty of damages and forfeiture., except as hereinafter provided

Sixth: That no alterations, additions or improvements shall be made in or to the premises without the consent of the Landlord s in writing, under penalty of damages and forfeiture, and all additions and improvements made by the Tenant shall belong to the Landlord s , except as hereinafter provided

Seventh: That the Tenant shall, in case of fire, give immediate notice thereof to the Landlord s who shall thereupon cause the damage to be repaired forthwith; but if the premises be so damaged that the Landlord s shall decide to rebuild, the term shall cease and the accrued rent be paid up to the time of the fire.

Eighth: That said Tenant agree s that the said Landlord s and Agents, and other representatives, shall have the right to enter into and upon said premises, or any part thereof, at all reasonable hours for the purpose of examining the same, or making such repairs or alterations therein as may be necessary for the safety and preservation thereof.