

VORNADO REALTY TRUST  
Form 10-K/A  
April 05, 2010

**UNITED STATES**

**SECURITIES AND EXCHANGE COMMISSION**

**WASHINGTON, D. C. 20549**

**FORM 10-K/A**

**(Amendment No. 2)**

**x                    ANNUAL REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES  
EXCHANGE ACT OF 1934**

**For the Fiscal Year Ended: December 31, 2009**

**OR**

**o                    TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES  
EXCHANGE ACT OF 1934**

**For the transition period from                    to  
Commission File Number:                    1 11954**

**VORNADO REALTY TRUST**  
(Exact name of Registrant as specified in its charter)

**Maryland**  
(State or other jurisdiction of incorporation or  
organization)

**22 1657560**  
(I.R.S. Employer Identification Number)

**888 Seventh Avenue, New York, New York**  
(Address of Principal Executive Offices)

**10019**  
(Zip Code)

Registrant's telephone number including area code: **(212) 894 7000**

Securities registered pursuant to Section 12(b) of the Act:

| <b>Title of Each Class</b>                                                      | <b>Name of Each Exchange on Which Registered</b> |
|---------------------------------------------------------------------------------|--------------------------------------------------|
| Common Shares of beneficial interest,<br>\$.04 par value per share              | New York Stock Exchange                          |
| Series A Convertible Preferred Shares<br>of beneficial interest, no par value   | New York Stock Exchange                          |
| Cumulative Redeemable Preferred Shares of beneficial<br>interest, no par value: |                                                  |
| 8.5% Series B                                                                   | New York Stock Exchange                          |
| 8.5% Series C                                                                   | New York Stock Exchange                          |
| 7.0% Series E                                                                   | New York Stock Exchange                          |
| 6.75% Series F                                                                  | New York Stock Exchange                          |
| 6.625% Series G                                                                 | New York Stock Exchange                          |
| 6.75% Series H                                                                  | New York Stock Exchange                          |
| 6.625% Series I                                                                 | New York Stock Exchange                          |

Securities registered pursuant to Section 12(g) of the Act: **NONE**

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Indicate by check mark if the registrant is a well-known seasoned issuer, as defined in Rule 405 of the Securities Act.

YES ☒ NO ☐

Indicate by check mark if the registrant is not required to file reports pursuant to Section 13 or Section 15(d) of the Act.

YES ☐ NO ☒

Indicate by check mark whether the registrant: (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

YES ☒ NO ☐

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate website, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).

Yes ☒ No ☐

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405 of Regulation S-K is not contained herein, and will not be contained, to the best of registrant's knowledge, in definitive proxy or information statements incorporated by reference in Part III of this Form 10-K or any amendment to this Form 10-K. ☐

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

☒ Large Accelerated Filer

☐ Non-Accelerated Filer (Do not check if smaller reporting company)

☐ Accelerated Filer

☐ Smaller Reporting Company

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

YES ☐ NO ☒

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The aggregate market value of the voting and non-voting common shares held by non affiliates of the registrant, i.e. by persons other than officers and trustees of Vornado Realty Trust, was \$7,216,326,000 at June 30, 2009.

As of December 31, 2009, there were 181,214,161 of the registrant's common shares of beneficial interest outstanding.

Documents Incorporated by Reference

**Part III:** Portions of Proxy Statement for Annual Meeting of Shareholders to be held on May 13, 2010.

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### Explanatory Note

In accordance with Rule 3-09 of Regulation S-X, Vornado Realty Trust (the Registrant or Vornado) is required to include in its Annual Report on Form 10-K for the year ended December 31, 2009, audited financial statements of Toys R Us, Inc. (Toys) and Lexington Realty Trust (Lexington), equity method investments in which Vornado owns approximately 32.7% and 15.2%, respectively, of the common equity as of December 31, 2009. On February 23, 2010, Vornado filed its Annual Report on Form 10-K for the year ended December 31, 2009 with the Securities and Exchange Commission indicating on the cover page that it would file an amendment to the Form 10-K to include Toys and Lexington's audited financial statements and related disclosures as soon as practicable after they were available.

On March 1, 2010, Lexington filed its Annual Report on Form 10-K for its fiscal year ended December 31, 2009. Accordingly, on March 3, 2010, Vornado filed an amendment on Form 10-K/A (Amendment No. 1) to its Form 10-K, which was filed on February 23, 2010, to incorporate by reference to that Amendment No. 1, Lexington's audited financial statements and related disclosures and to similarly include the consent of KPMG LLP, Lexington's independent registered public accounting firm with respect to its report on such audited financial statements and the consent of PricewaterhouseCoopers, LLP with respect to its report on the financial statements of Lex-Win Concord, LLC for the year ended December 31, 2009.

On March 24, 2010, Toys filed its Annual Report on Form 10-K for its fiscal year ended January 30, 2010. Accordingly, Vornado is filing this Amendment No. 2 on Form 10-K/A (Amendment No. 2) to its Form 10-K, which was filed on February 23, 2010, to incorporate by reference to this Amendment No. 2, Toys' audited financial statements and related disclosures and to similarly include the consent of Deloitte & Touche LLP, Toys' independent registered public accounting firm with respect to its report on such audited financial statements for the fiscal year ended January 30, 2010.

Except as otherwise expressly noted herein, this Amendment No. 2 does not reflect events occurring after the filing of Vornado's original Form 10-K on February 23, 2010. Accordingly, this Amendment No. 2 should be read in conjunction with Vornado's original Form 10-K and Amendment No. 1 thereto.

## **PART IV**

### **Item 15. Exhibits financial statement Schedules**

(c) The following exhibits listed on the exhibit index are filed as exhibits to Vornado's Annual Report of Form 10-K/A (Amendment No. 2) for the year ended December 31, 2009:

#### **Exhibits**

- |      |                                                                                                  |
|------|--------------------------------------------------------------------------------------------------|
| 12.1 | Computation of Ratios incorporated herein by reference to exhibit 12.1 to Vornado Realty Trust's |
|------|--------------------------------------------------------------------------------------------------|

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- Form 10-K for the year ended December 31, 2009 (File No. 001-11954), filed on February 23, 2010
- 21 Subsidiaries of Registrant incorporated herein by reference to exhibit 21 to Vornado Realty Trust's
- Form 10-K for the year ended December 31, 2009 (File No. 001-11954), filed on February 23, 2010
- 23.1 Consent of Independent Registered Public Accounting Firm incorporated herein by reference to
- exhibit 23 to Vornado Realty Trust's Form 10-K for the year ended December 31, 2009 (File No. 001-
- 11954), filed on February 23, 2010
- 23.4 Consent of Independent Registered Public Accounting Firm Deloitte & Touche LLP
- 31.1 Rule 13a-14 (a) Certification of the Chief Executive Officer
- 31.2 Rule 13a-14 (a) Certification of the Chief Financial Officer
- 32.1 Section 1350 Certification of the Chief Executive Officer
- 32.2 Section 1350 Certification of the Chief Financial Officer
- 99.2 Consolidated Financial Statements of Toys R Us, Inc., Report of Independent Registered Public
- Accounting Firm thereon and Notes to Such Consolidated Financial Statements Incorporated herein
- by reference to Item 8 of Toys R Us, Inc.'s Annual Report on Form 10-K for the fiscal year ended
- January 30, 2010 (File No. 22-3260693), filed with the Securities and Exchange Commission on
- March 24, 2010
-

## SIGNATURES

Pursuant to the requirements of Section 13 or 15 (d) of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

**VORNADO REALTY TRUST**  
(Registrant)

Date: April 5, 2010

By: /s/ Joseph Macnow  
Joseph Macnow, Executive Vice President  
Finance and Administration and Chief Financial  
Officer (duly authorized officer and principal  
financial and accounting officer)

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# EXHIBIT INDEX

## Exhibit No.

- |      |                                                                                                                                                                                                                                                                                                                                     |   |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 3.1  | - Articles of Restatement of Vornado Realty Trust, as filed with the State Department of Assessments and Taxation of Maryland on July 30, 2007 - Incorporated by reference to Exhibit 3.75 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended June 30, 2007 (File No. 001-11954), filed on July 31, 2007 | * |
| 3.2  | - Amended and Restated Bylaws of Vornado Realty Trust, as amended on March 2, 2000 - Incorporated by reference to Exhibit 3.12 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 1999 (File No. 001-11954), filed on March 9, 2000                                                               | * |
| 3.3  | - Second Amended and Restated Agreement of Limited Partnership of Vornado Realty L.P., dated as of October 20, 1997 (the Partnership Agreement) Incorporated by reference to Exhibit 3.26 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended March 31, 2003 (File No. 001-11954), filed on May 8, 2003   | * |
| 3.4  | - Amendment to the Partnership Agreement, dated as of December 16, 1997 Incorporated by reference to Exhibit 3.27 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended March 31, 2003 (File No. 001-11954), filed on May 8, 2003                                                                           | * |
| 3.5  | - Second Amendment to the Partnership Agreement, dated as of April 1, 1998 Incorporated by reference to Exhibit 3.5 to Vornado Realty Trust's Registration Statement on Form S-3 (File No. 333-50095), filed on April 14, 1998                                                                                                      | * |
| 3.6  | - Third Amendment to the Partnership Agreement, dated as of November 12, 1998 - Incorporated by reference to Exhibit 3.2 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on November 30, 1998                                                                                                      | * |
| 3.7  | - Fourth Amendment to the Partnership Agreement, dated as of November 30, 1998 - Incorporated by reference to Exhibit 3.1 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on February 9, 1999                                                                                                      | * |
| 3.8  | - Fifth Amendment to the Partnership Agreement, dated as of March 3, 1999 - Incorporated by reference to Exhibit 3.1 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on March 17, 1999                                                                                                             | * |
| 3.9  | - Sixth Amendment to the Partnership Agreement, dated as of March 17, 1999 - Incorporated by reference to Exhibit 3.2 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on July 7, 1999                                                                                                              | * |
| 3.10 | - Seventh Amendment to the Partnership Agreement, dated as of May 20, 1999 - Incorporated by reference to Exhibit 3.3 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on July 7, 1999                                                                                                              | * |
| 3.11 | - Eighth Amendment to the Partnership Agreement, dated as of May 27, 1999 - Incorporated by reference to Exhibit 3.4 to Vornado Realty Trust's Current Report on Form 8-K                                                                                                                                                           | * |



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(File No. 001-11954), filed on July 7, 1999

- |      |                                                                                                                                                                                                                                     |   |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 3.12 | - Ninth Amendment to the Partnership Agreement, dated as of September 3, 1999 -<br>Incorporated by reference to Exhibit 3.3 to Vornado Realty Trust's Current Report on<br>Form 8-K (File No. 001-11954), filed on October 25, 1999 | * |
| 3.13 | - Tenth Amendment to the Partnership Agreement, dated as of September 3, 1999 -<br>Incorporated by reference to Exhibit 3.4 to Vornado Realty Trust's Current Report on<br>Form 8-K (File No. 001-11954), filed on October 25, 1999 | * |

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Incorporated by reference.

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- |      |                                                                                                                                                                                                                                                                               |   |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 3.14 | - Eleventh Amendment to the Partnership Agreement, dated as of November 24, 1999 - Incorporated by reference to Exhibit 3.2 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on December 23, 1999                                             | * |
| 3.15 | - Twelfth Amendment to the Partnership Agreement, dated as of May 1, 2000 - Incorporated by reference to Exhibit 3.2 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on May 19, 2000                                                         | * |
| 3.16 | - Thirteenth Amendment to the Partnership Agreement, dated as of May 25, 2000 - Incorporated by reference to Exhibit 3.2 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on June 16, 2000                                                    | * |
| 3.17 | - Fourteenth Amendment to the Partnership Agreement, dated as of December 8, 2000 - Incorporated by reference to Exhibit 3.2 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on December 28, 2000                                            | * |
| 3.18 | - Fifteenth Amendment to the Partnership Agreement, dated as of December 15, 2000 - Incorporated by reference to Exhibit 4.35 to Vornado Realty Trust's Registration Statement on Form S-8 (File No. 333-68462), filed on August 27, 2001                                     | * |
| 3.19 | - Sixteenth Amendment to the Partnership Agreement, dated as of July 25, 2001 - Incorporated by reference to Exhibit 3.3 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on October 12, 2001                                                 | * |
| 3.20 | - Seventeenth Amendment to the Partnership Agreement, dated as of September 21, 2001 - Incorporated by reference to Exhibit 3.4 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on October 12, 2001                                          | * |
| 3.21 | - Eighteenth Amendment to the Partnership Agreement, dated as of January 1, 2002 - Incorporated by reference to Exhibit 3.1 to Vornado Realty Trust's Current Report on Form 8-K/A (File No. 001-11954), filed on March 18, 2002                                              | * |
| 3.22 | - Nineteenth Amendment to the Partnership Agreement, dated as of July 1, 2002 - Incorporated by reference to Exhibit 3.47 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended June 30, 2002 (File No. 001-11954), filed on August 7, 2002           | * |
| 3.23 | - Twentieth Amendment to the Partnership Agreement, dated April 9, 2003 - Incorporated by reference to Exhibit 3.46 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended March 31, 2003 (File No. 001-11954), filed on May 8, 2003                   | * |
| 3.24 | - Twenty-First Amendment to the Partnership Agreement, dated as of July 31, 2003 - Incorporated by reference to Exhibit 3.47 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended September 30, 2003 (File No. 001-11954), filed on November 7, 2003 | * |
| 3.25 | - Twenty-Second Amendment to the Partnership Agreement, dated as of November 17, 2003 - Incorporated by reference to Exhibit 3.49 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 2003 (File No. 001-11954), filed on March 3, 2004      | * |

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- |      |                                                                                                                                                                                                                                                                        |   |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 3.26 | - Twenty-Third Amendment to the Partnership Agreement, dated May 27, 2004   Incorporated<br>by reference to Exhibit 99.2 to Vornado Realty Trust's Current Report on Form 8-K<br>(File No. 001-11954), filed on June 14, 2004                                          | * |
| 3.27 | - Twenty-Fourth Amendment to the Partnership Agreement, dated August 17, 2004<br>Incorporated by reference to Exhibit 3.57 to Vornado Realty Trust and Vornado Realty<br>L.P.'s Registration Statement on Form S-3 (File No. 333-122306), filed on<br>January 26, 2005 | * |

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Incorporated by reference.

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- |      |   |                                                                                                                                                                                                                                                                                                |   |
|------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 3.28 | - | Twenty-Fifth Amendment to the Partnership Agreement, dated November 17, 2004<br>Incorporated by reference to Exhibit 3.58 to Vornado Realty Trust and Vornado Realty L.P.'s Registration Statement on Form S-3 (File No. 333-122306), filed on January 26, 2005                                | * |
| 3.29 | - | Twenty-Sixth Amendment to the Partnership Agreement, dated December 17, 2004<br>Incorporated by reference to Exhibit 3.1 to Vornado Realty L.P.'s Current Report on Form 8-K (File No. 000-22685), filed on December 21, 2004                                                                  | * |
| 3.30 | - | Twenty-Seventh Amendment to the Partnership Agreement, dated December 20, 2004<br>Incorporated by reference to Exhibit 3.2 to Vornado Realty L.P.'s Current Report on Form 8-K (File No. 000-22685), filed on December 21, 2004                                                                | * |
| 3.31 | - | Twenty-Eighth Amendment to the Partnership Agreement, dated December 30, 2004 -<br>Incorporated by reference to Exhibit 3.1 to Vornado Realty L.P.'s Current Report on Form 8-K (File No. 000-22685), filed on January 4, 2005                                                                 | * |
| 3.32 | - | Twenty-Ninth Amendment to the Partnership Agreement, dated June 17, 2005 - Incorporated<br>by reference to Exhibit 3.1 to Vornado Realty L.P.'s Current Report on Form 8-K<br>(File No. 000-22685), filed on June 21, 2005                                                                     | * |
| 3.33 | - | Thirtieth Amendment to the Partnership Agreement, dated August 31, 2005 - Incorporated by<br>reference to Exhibit 3.1 to Vornado Realty L.P.'s Current Report on Form 8-K<br>(File No. 000-22685), filed on September 1, 2005                                                                  | * |
| 3.34 | - | Thirty-First Amendment to the Partnership Agreement, dated September 9, 2005 -<br>Incorporated by reference to Exhibit 3.1 to Vornado Realty L.P.'s Current Report on<br>Form 8-K (File No. 000-22685), filed on September 14, 2005                                                            | * |
| 3.35 | - | Thirty-Second Amendment and Restated Agreement of Limited Partnership, dated as of<br>December 19, 2005 Incorporated by reference to Exhibit 3.59 to Vornado Realty L.P.'s<br>Quarterly Report on Form 10-Q for the quarter ended March 31, 2006<br>(File No. 000-22685), filed on May 8, 2006 | * |
| 3.36 | - | Thirty-Third Amendment to Second Amended and Restated Agreement of Limited<br>Partnership, dated as of April 25, 2006 Incorporated by reference to Exhibit 10.2 to<br>Vornado Realty Trust's Form 8-K (File No. 001-11954), filed on May 1, 2006                                               | * |
| 3.37 | - | Thirty-Fourth Amendment to Second Amended and Restated Agreement of Limited<br>Partnership, dated as of May 2, 2006 Incorporated by reference to Exhibit 3.1 to<br>Vornado Realty L.P.'s Current Report on Form 8-K (File No. 000-22685), filed on<br>May 3, 2006                              | * |
| 3.38 | - | Thirty-Fifth Amendment to Second Amended and Restated Agreement of Limited<br>Partnership, dated as of August 17, 2006 Incorporated by reference to Exhibit 3.1 to<br>Vornado Realty L.P.'s Form 8-K (File No. 000-22685), filed on August 23, 2006                                            | * |
| 3.39 | - | Thirty-Sixth Amendment to Second Amended and Restated Agreement of Limited<br>Partnership, dated as of October 2, 2006 Incorporated by reference to Exhibit 3.1 to                                                                                                                             | * |

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Vornado Realty L.P.'s Form 8-K (File No. 000-22685), filed on January 22, 2007

- 3.40      -    Thirty-Seventh Amendment to Second Amended and Restated Agreement of Limited Partnership, dated as of June 28, 2007    Incorporated by reference to Exhibit 3.1 to Vornado Realty L.P.'s Current Report on Form 8-K (File No. 000-22685), filed on June 27, 2007      \*

\*      \_\_\_\_\_  
Incorporated by reference.

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- |                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                            |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 3.41                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>- Thirty-Eighth Amendment to Second Amended and Restated Agreement of Limited Partnership, dated as of June 28, 2007 Incorporated by reference to Exhibit 3.2 to Vornado Realty L.P.'s Current Report on Form 8-K (File No. 000-22685), filed on June 27, 2007</li> </ul>                                           | * |
| 3.42                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>- Thirty-Ninth Amendment to Second Amended and Restated Agreement of Limited Partnership, dated as of June 28, 2007 Incorporated by reference to Exhibit 3.3 to Vornado Realty L.P.'s Current Report on Form 8-K (File No. 000-22685), filed on June 27, 2007</li> </ul>                                            | * |
| 3.43                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>- Fortieth Amendment to Second Amended and Restated Agreement of Limited Partnership, dated as of June 28, 2007 Incorporated by reference to Exhibit 3.4 to Vornado Realty L.P.'s Current Report on Form 8-K (File No. 000-22685), filed on June 27, 2007</li> </ul>                                                | * |
| 3.44                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>- Forty-First Amendment to Second Amended and Restated Agreement of Limited Partnership, dated as of March 31, 2008 Incorporated by reference to Exhibit 3.44 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended March 31, 2008 (file No. 001-11954), filed on May 6, 2008</li> </ul>    | * |
| 4.1                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>- Indenture, dated as of June 24, 2002, between Vornado Realty L.P. and The Bank of New York, as Trustee - Incorporated by reference to Exhibit 4.1 to Vornado Realty L.P.'s Current Report on Form 8-K (File No. 000-22685), filed on June 24, 2002</li> </ul>                                                     | * |
| 4.2                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>- Indenture, dated as of November 25, 2003, between Vornado Realty L.P. and The Bank of New York, as Trustee - Incorporated by reference to Exhibit 4.10 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended June 30, 2005 (File No. 001-11954), filed on April 28, 2005</li> </ul>       | * |
| 4.3                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>- Indenture, dated as of November 20, 2006, among Vornado Realty Trust, as Issuer, Vornado Realty L.P., as Guarantor and The Bank of New York, as Trustee Incorporated by reference to Exhibit 4.1 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on November 27, 2006</li> </ul> | * |
| <p><i>Certain instruments defining the rights of holders of long-term debt securities of Vornado Realty Trust and its subsidiaries are omitted pursuant to Item 601(b)(4)(iii) of Regulation S-K. Vornado Realty Trust hereby undertakes to furnish to the Securities and Exchange Commission, upon request, copies of any such instruments.</i></p> |                                                                                                                                                                                                                                                                                                                                                            |   |
| 10.1                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>- Master Agreement and Guaranty, between Vornado, Inc. and Bradlees New Jersey, Inc. dated as of May 1, 1992 - Incorporated by reference to Vornado, Inc.'s Quarterly Report on Form 10-Q for the quarter ended March 31, 1992 (File No. 001-11954), filed May 8, 1992</li> </ul>                                   | * |
| 10.2                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>- Registration Rights Agreement between Vornado, Inc. and Steven Roth, dated December 29, 1992 - Incorporated by reference to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 1992 (File No. 001-11954), filed February 16, 1993</li> </ul>                                       | * |
| 10.3                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>- Stock Pledge Agreement between Vornado, Inc. and Steven Roth dated December 29, 1992 - Incorporated by reference to Vornado, Inc.'s Annual Report on Form 10-K for the year</li> </ul>                                                                                                                            | * |

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ended December 31, 1992 (File No. 001-11954), filed February 16, 1993

- 10.4      \*\*    - Management Agreement between Interstate Properties and Vornado, Inc. dated July 13, 1992                  \*
- Incorporated by reference to Vornado, Inc.'s Annual Report on Form 10-K for the year ended December 31, 1992 (File No. 001-11954), filed February 16, 1993

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\* Incorporated by reference.

\*\* Management contract or compensatory agreement.

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- |       |    |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |
|-------|----|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 10.5  | ** | - | Employment Agreement, dated as of April 15, 1997, by and among Vornado Realty Trust, The Mendik Company, L.P. and David R. Greenbaum - Incorporated by reference to Exhibit 10.4 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on April 30, 1997                                                                                                                                                                             | * |
| 10.6  |    | - | Consolidated and Restated Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing, dated as of March 1, 2000, between Entities named therein (as Mortgagors) and Vornado (as Mortgagee) - Incorporated by reference to Exhibit 10.47 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 1999 (File No. 001-11954), filed on March 9, 2000                                                             | * |
| 10.7  | ** | - | Promissory Note from Steven Roth to Vornado Realty Trust, dated December 23, 2005 Incorporated by reference to Exhibit 10.15 to Vornado Realty Trust Annual Report on Form 10-K for the year ended December 31, 2005 (File No. 001-11954), filed on February 28, 2006                                                                                                                                                                                           | * |
| 10.8  | ** | - | Letter agreement, dated November 16, 1999, between Steven Roth and Vornado Realty Trust - Incorporated by reference to Exhibit 10.51 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 1999 (File No. 001-11954), filed on March 9, 2000                                                                                                                                                                                     | * |
| 10.9  |    | - | Agreement and Plan of Merger, dated as of October 18, 2001, by and among Vornado Realty Trust, Vornado Merger Sub L.P., Charles E. Smith Commercial Realty L.P., Charles E. Smith Commercial Realty L.L.C., Robert H. Smith, individually, Robert P. Kogod, individually, and Charles E. Smith Management, Inc. - Incorporated by reference to Exhibit 2.1 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on January 16, 2002 | * |
| 10.10 |    | - | Tax Reporting and Protection Agreement, dated December 31, 2001, by and among Vornado, Vornado Realty L.P., Charles E. Smith Commercial Realty L.P. and Charles E. Smith Commercial Realty L.L.C. - Incorporated by reference to Exhibit 10.3 to Vornado Realty Trust's Current Report on Form 8-K/A (File No. 1-11954), filed on March 18, 2002                                                                                                                | * |
| 10.11 | ** | - | Employment Agreement between Vornado Realty Trust and Michael D. Fascitelli, dated March 8, 2002 - Incorporated by reference to Exhibit 10.7 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended March 31, 2002 (File No. 001-11954), filed on May 1, 2002                                                                                                                                                                            | * |
| 10.12 | ** | - | First Amendment, dated October 31, 2002, to the Employment Agreement between Vornado Realty Trust and Michael D. Fascitelli, dated March 8, 2002 - Incorporated by reference to Exhibit 99.6 to the Schedule 13D filed by Michael D. Fascitelli on November 8, 2002                                                                                                                                                                                             | * |
| 10.13 |    | - | Amendment to Real Estate Retention Agreement, dated as of July 3, 2002, by and between Alexander's, Inc. and Vornado Realty L.P. - Incorporated by reference to Exhibit 10(i)(E)(3) to Alexander's Inc.'s Quarterly Report for the quarter ended June 30, 2002 (File No. 001-06064), filed on August 7, 2002                                                                                                                                                    | * |
| 10.14 |    | - | 59th Street Real Estate Retention Agreement, dated as of July 3, 2002, by and between Vornado Realty L.P., 731 Residential LLC and 731 Commercial LLC - Incorporated by                                                                                                                                                                                                                                                                                         | * |



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reference to Exhibit 10(i)(E)(4) to Alexander's Inc.'s Quarterly Report for the quarter ended June 30, 2002 (File No. 001-06064), filed on August 7, 2002

- 10.15 - Amended and Restated Management and Development Agreement, dated as of July 3, 2002, by and between Alexander's, Inc., the subsidiaries party thereto and Vornado Management Corp. - Incorporated by reference to Exhibit 10(i)(F)(1) to Alexander's Inc.'s Quarterly Report for the quarter ended June 30, 2002 (File No. 001-06064), filed on August 7, 2002 \*

\* Incorporated by reference.

\*\* Management contract or compensatory agreement.

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|       |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |   |
|-------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 10.16 | -  | 59th Street Management and Development Agreement, dated as of July 3, 2002, by and between 731 Residential LLC, 731 Commercial LLC and Vornado Management Corp. - Incorporated by reference to Exhibit 10(i)(F)(2) to Alexander's Inc.'s Quarterly Report for the quarter ended June 30, 2002 (File No. 001-06064), filed on August 7, 2002                                                                                                                                                                                         | * |
| 10.17 | -  | Amendment dated May 29, 2002, to the Stock Pledge Agreement between Vornado Realty Trust and Steven Roth dated December 29, 1992 - Incorporated by reference to Exhibit 5 of Interstate Properties' Schedule 13D/A dated May 29, 2002 (File No. 005-44144), filed on May 30, 2002                                                                                                                                                                                                                                                   | * |
| 10.18 | ** | Vornado Realty Trust's 2002 Omnibus Share Plan - Incorporated by reference to Exhibit 4.2 to Vornado Realty Trust's Registration Statement on Form S-8 (File No. 333-102216) filed December 26, 2002                                                                                                                                                                                                                                                                                                                                | * |
| 10.19 | ** | Form of Stock Option Agreement between the Company and certain employees Incorporated by reference to Exhibit 10.77 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 2004 (File No. 001-11954), filed on February 25, 2005                                                                                                                                                                                                                                                                      | * |
| 10.20 | ** | Form of Restricted Stock Agreement between the Company and certain employees Incorporated by reference to Exhibit 10.78 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 2004 (File No. 001-11954), filed on February 25, 2005                                                                                                                                                                                                                                                                  | * |
| 10.21 | ** | Amendment, dated March 17, 2006, to the Vornado Realty Trust Omnibus Share Plan Incorporated by reference to Exhibit 10.50 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended March 31, 2006 (File No. 001-11954), filed on May 2, 2006                                                                                                                                                                                                                                                                  | * |
| 10.22 | ** | Form of Vornado Realty Trust 2006 Out-Performance Plan Award Agreement, dated as of April 25, 2006 - Incorporated by reference to Exhibit 10.1 to Vornado Realty Trust's Form 8-K (File No. 001-11954), filed on May 1, 2006                                                                                                                                                                                                                                                                                                        | * |
| 10.23 | ** | Form of Vornado Realty Trust 2002 Restricted LTIP Unit Agreement - Incorporated by reference to Vornado Realty Trust's Form 8-K (File No. 001-11954), filed on May 1, 2006                                                                                                                                                                                                                                                                                                                                                          | * |
| 10.24 | -  | Revolving Credit Agreement, dated as of June 28, 2006, among the Operating Partnership, the banks party thereto, JPMorgan Chase Bank, N.A., as Administrative Agent, Bank of America, N.A. and Citicorp North America, Inc., as Syndication Agents, Deutsche Bank Trust Company Americas, Lasalle Bank National Association, and UBS Loan Finance LLC, as Documentation Agents and Vornado Realty Trust - Incorporated by reference to Exhibit 10.1 to Vornado Realty Trust's Form 8-K (File No. 001-11954), filed on June 28, 2006 | * |
| 10.25 | ** | Amendment No.2, dated May 18, 2006, to the Vornado Realty Trust Omnibus Share Plan Incorporated by reference to Exhibit 10.53 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended June 30, 2006 (File No. 001-11954), filed on August 1, 2006                                                                                                                                                                                                                                                             | * |

- 10.26      \*\*      -      Amended and Restated Employment Agreement between Vornado Realty Trust and Joseph      \*
- Macnow dated July 27, 2006      Incorporated by reference to Exhibit 10.54 to Vornado
- Realty Trust      s Quarterly Report on Form 10-Q for the quarter ended June 30, 2006
- (File No. 001-11954), filed on August 1, 2006
- \_\_\_\_\_
- \*      Incorporated by reference.
- \*\*      Management contract or compensatory agreement.
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|       |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |   |
|-------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| 10.27 | -  | Guaranty, made as of June 28, 2006, by Vornado Realty Trust, for the benefit of JP Morgan Chase Bank Incorporated by reference to Exhibit 10.53 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended September 30, 2006 (File No. 001-11954), filed on October 31, 2006                                                                                                                                                                                                                                                                                                                                                                    | * |
| 10.28 | ** | Amendment, dated October 26, 2006, to the Vornado Realty Trust Omnibus Share Plan Incorporated by reference to Exhibit 10.54 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended September 30, 2006 (File No. 001-11954), filed on October 31, 2006                                                                                                                                                                                                                                                                                                                                                                                       | * |
| 10.29 | ** | Amendment to Real Estate Retention Agreement, dated January 1, 2007, by and between Vornado Realty L.P. and Alexander's Inc. Incorporated by reference to Exhibit 10.55 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 2006 (File No. 001-11954), filed on February 27, 2007                                                                                                                                                                                                                                                                                                                                                  | * |
| 10.30 | ** | Amendment to 59 <sup>th</sup> Street Real Estate Retention Agreement, dated January 1, 2007, by and among Vornado Realty L.P., 731 Retail One LLC, 731 Restaurant LLC, 731 Office One LLC and 731 Office Two LLC. Incorporated by reference to Exhibit 10.56 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 2006 (File No. 001-11954), filed on February 27, 2007                                                                                                                                                                                                                                                             | * |
| 10.31 | ** | Employment Agreement between Vornado Realty Trust and Mitchell Schear, as of April 19, 2007 Incorporated by reference to Exhibit 10.46 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended March 31, 2007 (File No. 001-11954), filed on May 1, 2007                                                                                                                                                                                                                                                                                                                                                                                      | * |
| 10.32 | -  | Revolving Credit Agreement, dated as of September 28, 2007, among Vornado Realty L.P. as borrower, Vornado Realty Trust as General Partner, the Banks signatory thereto, each as a Bank, JPMorgan Chase Bank, N.A. as Administrative Agent, Bank of America, N.A. as Syndication Agent, Citicorp North America, Inc., Deutsche Bank Trust Company Americas, and UBS Loan Finance LLC as Documentation Agents, and J.P. Morgan Securities Inc. and Bank of America Securities LLC as Lead Arrangers and Bookrunners. - Incorporated by reference to Exhibit 10.1 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on October 4, 2007 | * |
| 10.33 | -  | Second Amendment to Revolving Credit Agreement, dated as of September 28, 2007, by and among Vornado Realty L.P. as borrower, Vornado Realty Trust as General Partner, the Banks listed on the signature pages thereof, and J.P. Morgan Chase Bank N.A., as Administrative Agent for the Banks - Incorporated by reference to Exhibit 10.2 to Vornado Realty Trust's Current Report on Form 8-K (File No. 001-11954), filed on October 4, 2007                                                                                                                                                                                                                      | * |
| 10.34 | ** | Form of Vornado Realty Trust 2002 Omnibus Share Plan Non-Employee Trustee Restricted LTIP Unit Agreement Incorporated by reference to Exhibit 10.45 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 2007 (File No. 001-11954), filed on February 26, 2008                                                                                                                                                                                                                                                                                                                                                                      | * |

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- 10.35    \*\*    -    Form of Vornado Realty Trust 2008 Out-Performance Plan Award Agreement    Incorporated    \*
- by reference to Exhibit 10.46 to Vornado Realty Trust's Quarterly Report on Form 10-Q for the quarter ended March 31, 2008 (File No. 001-11954), filed on May 6, 2008
- 10.36    \*\*    -    Amendment to Employment Agreement between Vornado Realty Trust and Michael D. Fascitelli, dated December 29, 2008. Incorporated by reference to Exhibit 10.47 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 2008 (File No. 001-11954), filed on February 24, 2009    \*
- \_\_\_\_\_
- \*    Incorporated by reference.
- \*\*    Management contract or compensatory agreement.
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10.37 \*\* - Amendment to Employment Agreement between Vornado Realty Trust and Joseph Macnow, dated December 29, 2008. Incorporated by reference to Exhibit 10.48 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 2008 (File No. 001-11954), filed on February 24, 2009

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10.38 \*\* - Amendment to Employment Agreement between Vornado Realty Trust and David R. Greenbaum, dated December 29, 2008. Incorporated by reference to Exhibit 10.49 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 2008 (File No. 001-11954), filed on February 24, 2009

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10.39 \*\* - Amendment to Indemnification Agreement between Vornado Realty Trust and David R. Greenbaum, dated December 29, 2008. Incorporated by reference to Exhibit 10.50 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 2008 (File No. 001-11954), filed on February 24, 2009

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10.40 \*\* - Amendment to Employment Agreement between Vornado Realty Trust and Mitchell N. Schear, dated December 29, 2008. Incorporated by reference to Exhibit 10.51 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 2008 (File No. 001-11954), filed on February 24, 2009

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10.41 \*\* - Amendment to Employment Agreement between Vornado Realty Trust and Christopher G. Kennedy, dated December 29, 2008. Incorporated by reference to Exhibit 10.53 to Vornado Realty Trust's Annual Report on Form 10-K for the year ended December 31, 2008 (File No. 001-11954), filed on February 24, 2009

\*

12.1 - Computation of Ratios incorporated herein by reference to exhibit 12.1 to Vornado Realty Trust's Form 10-K for the year ended December 31, 2009 (File No. 001-11954), filed on February 23, 2010

\*

21 - Subsidiaries of the Registrant incorporated herein by reference to exhibit 21 to Vornado Realty Trust's Form 10-K for the year ended December 31, 2009 (File No. 001-11954), filed

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on February 23, 2010

- 23.1 - Consent of Independent Registered Public Accounting Firm incorporated herein by reference to exhibit 23 to Vornado Realty Trust's Form 10-K for the year ended December 31, 2009 (File No. 001-11954), filed on February 23, 2010 \*
- 23.2 - Consent of Independent Registered Public Accounting Firm incorporated herein by reference to exhibit 23.2 to Vornado Realty Trust's Form 10-K/A (Amendment No. 1) for the year ended December 31, 2009 (File No. 001-11954), filed on March 3, 2010 \*
- 23.3 - Consent of Independent Registered Public Accounting Firm incorporated herein by reference to exhibit 23.3 to Vornado Realty Trust's Form 10-K/A (Amendment No. 1) for the year ended December 31, 2009 (File No. 001-11954), filed on March 3, 2010 \*
- 23.4 - Consent of Independent Registered Public Accounting Firm Deloitte & Touche LLP
- 31.1 - Rule 13a-14 (a) Certification of the Chief Executive Officer
- 31.2 - Rule 13a-14 (a) Certification of the Chief Financial Officer
- 32.1 - Section 1350 Certification of the Chief Executive Officer
- 32.2 - Section 1350 Certification of the Chief Financial Officer

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Incorporated by reference.

\* Management contract or compensatory agreement.

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- 99.1 -Consolidated Financial Statements of Lexington Realty Trust, Report of Independent Registered Public Accounting Firm thereon and Notes to Such Consolidated Financial Statements  
Incorporated herein by reference to Item 8 of Lexington Realty Trust's Annual Report on Form 10-K for the fiscal year ended December 31, 2009 (file No. 001-12386), filed with the Securities and Exchange Commission on March 1, 2010 \*
- 99.2 -Consolidated Financial Statements of Toys R Us, Inc., Report of Independent Registered Public Accounting Firm thereon and Notes to Such Consolidated Financial Statements Incorporated herein by reference to Item 8 of Toys R Us, Inc.'s Annual Report on Form 10-K for the fiscal year ended January 30, 2010 (File No. 22-3260693), filed with the Securities and Exchange Commission on March 24, 2010 \*

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Incorporated by reference.

\* Management contract or compensatory agreement.

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