

LOAN AGREEMENT

THIS LOAN AGREEMENT (as amended, restated, replaced, supplemented or otherwise modified from time to time, this "Agreement"), is dated as of June 18, 2019 and is entered into by and among [REDACTED] 9 [REDACTED] E. A [REDACTED] C LLC, a New York limited liability company, having an address at 1 Sinclair Drive, Great Neck, New York 11024 (the "Avenue A Borrower"), [REDACTED] 8 [REDACTED] ST AVE NYC LLC, a New York limited liability company, having an address at 1 Sinclair Drive, Great Neck, New York 11024 (the "First Avenue Borrower"), [REDACTED] 3 [REDACTED] 4 [REDACTED] T [REDACTED] H STREET LLC, a New York limited liability company, having an address at 17 Martin Court, Kings Point, New York 11024 (the "East 14th Street Borrower") and 75 SECOND AVENUE LLC, a New York limited liability company, having an address at 17 Martin Court, Kings Point, New York 11024 (the "Second Avenue Borrower"; together with the Avenue A Borrower, First Avenue Borrower, and East 14th Street Borrower, individually and collectively, the "Borrower"), as borrower, [REDACTED] AN [REDACTED] SASSOUNI, an individual having an address at 1 Sinclair Drive, Great Neck, New York 11024, [REDACTED] LAH SASSOUNI, an individual having an address at 17 Martin Court, Kings Point, New York 11024, and [REDACTED] AN [REDACTED] SASSOUNI, an individual having an address at 17 Martin Court, Kings Point, New York 11024 (individually and collectively, the "Pledgor" or the "Guarantor", and together with the Borrower, collectively, the "Borrower Party" or "Borrower Parties") and [REDACTED] 4 ASSOCIATES LLC, a New York limited liability company, having offices c/o City Urban Realty, 99 Madison Avenue, Suite 606, New York, New York 10016 (together with its successors and assigns, the "Lender"), as lender.

WITNESSETH:

WHEREAS, (i) Avenue A Borrower is the owner of 100% of the fee interest in those certain parcels of real property located in the City and State of New York, New York County, designated as Tax Lot 32 in Tax Block 441 on the New York County Tax Map (the "Tax Map"), commonly known as and by the street address 219 Avenue A, New York, New York as more particularly described in the Mortgage (as defined herein)(the "Avenue A Property"), (ii) First Avenue Borrower is the owner of 100% of the fee interest in those certain parcels of real property located in the City and State of New York, New York County, designated as Tax Lot 6 in Tax Block 437 on the Tax Map, commonly known as and by the street address 158 First Avenue, New York, New York as more particularly described in the Mortgage (as defined herein)(the "First Avenue Property"), (iii) East 14th Street Borrower is the owner of 100% of the fee interest in those certain parcels of real property located in the City and State of New York, New York County, designated as Tax Lot 19 in Tax Block 455 on the Tax Map, commonly known as and by the street address 324 East 14th Street, New York, New York as more particularly described in the Mortgage (as defined herein)(the "East 14th Street Property"), and (iv) Second Avenue Borrower is the owner of 100% of the fee interest in those certain parcels of real property located in the City and State of New York, New York County, designated as Tax Lot 39 in Tax Block 460 on the Tax Map, commonly known as and by the street address 75 Second Avenue, New York, New York as more particularly described in the Mortgage (as defined herein)(the "Second Avenue Property"; together with the Avenue A Property, the First Avenue Property, and the East 14th Street Property, collectively, the "Property") (together with the buildings and improvements now or hereafter erected or situate