

## CONFIDENTIAL DOCUMENT

1 INDENTURE OF LEASE (hereinafter referred to as this "Lease") dated as of this  
2 7<sup>th</sup> day of February, 2019 between WTC [REDACTED], a Delaware limited  
3 liability company having an office c/o Royal 1 WTC Management LLC, One Bryant Park, New  
4 York, New York 10036 ("Landlord") and [REDACTED] SYNDICATE INC., a New York  
5 corporation, having an office at 200 Broadway, 3rd Floor, New York, New York 10038  
6 ("Tenant").

## WITNESSETH:

## ARTICLE 1

DEFINITIONS; PREMISES; TERM

11 1.01. Defined Terms. As used in this Lease, the following terms shall have the  
12 following meanings (such meanings to be equally applicable to both the singular and plural forms  
13 of the terms defined):

14 "ADA" shall mean the Americans with Disabilities Act, Title III, 42 U.S.C.S. §§ 12181-  
15 12189 and any amendments thereto.

16 "Additional Rent" or "additional rent" shall have the meaning set forth in Section 3.02A  
17 hereof.

18 "Affiliate" shall have the meaning set forth in Section 8.06(D) hereof.

19 "After Hours HVAC Service" shall have the meaning set forth in Section 6.03 hereof.

20 "Agent" shall mean the managing agent for the Building (as of the date hereof, the  
21 managing agent for the Building is Royal 1 WTC Management, LLC).

22 "Alterations" shall have the meaning set forth in Section 13.01A hereof.

23 "Assignment/Sublet Documentation" shall have the meaning set forth in Section 8.01B  
24 hereof.

25 "Assignment/Sublet Notice" shall have the meaning set forth in Section 8.01B hereof.

26 "Bankruptcy Event" shall mean any of the following: (i) a general assignment by Tenant  
27 for the benefit of its creditors; (ii) the admission in writing by Tenant, or the determination by a  
28 court of competent jurisdiction, of the insolvency of Tenant or its inability to pay its debts as they  
29 become due; (iii) the voluntary commencement of any case or proceeding with respect to Tenant  
30 under any Bankruptcy Law or the filing by Tenant of a petition, application, motion or complaint  
31 seeking the appointment of or the taking of possession by a receiver, custodian, trustee, liquidator  
32 or similar official of or for itself or of or for a material part of its assets; (iv) the involuntary  
33 commencement of any case or proceeding with respect to Tenant under any Bankruptcy Law or  
34 the filing of a petition, application, motion or complaint seeking the appointment of or the taking  
35 of possession by a receiver, custodian, trustee, liquidator or similar official of or for Tenant or of  
36 or for a material part of its assets which case, proceeding, petition, application, motion or