

LEASE

AGREEMENT OF LEASE (the "Lease"), dated March 3, 2017, between [REDACTED] LLC, [REDACTED] are [REDACTED] liability [REDACTED] ny, having an address at [REDACTED] o Bonjour Capital, 499 Seventh Avenue, New York, New York 10018 ("Landlord"), and [REDACTED] ita [REDACTED] rete LLC, having an address c/o John H. Lee, 240 West 38th Street, 2nd Floor, New York, New York 10018 ("Tenant").

1. THE DEMISED PREMISES AND TERM

In consideration of the Rent hereinafter reserved and the terms, covenants and conditions set forth in this Lease to be observed and performed by Tenant, Landlord hereby demises and leases to Tenant, and Tenant hereby rents and hires from Landlord a portion ("Demised Premises" or "Premises") of the ground floor, second floor and part of the roof of the building ("Building") known by the street address 100 Broad Street, New York, New York, all as shown on Exhibit A annexed hereto.

TO HAVE AND TO HOLD the Demised Premises unto Tenant, and the permitted successors and assigns of Tenant, upon and subject to all of the terms, covenants and conditions herein contained.

A. The term of this Lease (the "Term") shall commence upon the "Commencement Date" (as hereinafter defined) and expire (the "Expiration Date") on February 28, 2030.

B. The "Rent Commencement Date" shall be the day which is the first anniversary of the date hereof.

C. The "Commencement Date" shall mean the date hereof.

D. Promptly following the Commencement Date, the parties hereto shall enter into a supplemental certificate fixing the actual Commencement Date and the Rent Commencement Date, in the form which is annexed hereto as Exhibit B, but the failure of the parties to sign such certificate shall not affect the Commencement Date or Rent Commencement Date.

E. Terms not otherwise defined in the text of this Lease shall have the definitions contained in Article 43 hereof.

2. RENT

A. During the Term, Tenant promises to pay to Landlord the rent reserved under this Lease, which shall consist of:

(i) an annual fixed rent (hereinafter, the "Fixed Rent") as follows: