

LEASE

THIS LEASE is made for reference purposes as of the 4TH day of September, 2019, between [REDACTED], INC., a Delaware corporation ("Landlord"), and [REDACTED] COFFEE AND TEA 105, LLC, a Delaware limited liability company, d/b/a The Coffee Bean & Tea Leaf ("Tenant").

Landlord and Tenant hereby agree as follows:

ARTICLE 1**BASIC LEASE PROVISIONS**

EFFECTIVE DATE	The day upon which this Lease has been fully executed by Landlord and Tenant.
PREMISES	That tenant space consisting of approximately 1,770 square feet, 837 of which is located on the ground floor of the Building, and 933 of which is located in the basement of the Building, as more particularly shown on Exhibit A and having a street address of 1372 Broadway, New York, NY.
BUILDING	The building, fixtures, equipment and other improvements and appurtenances now located or hereafter erected, located or placed upon the land known as [REDACTED] Broadway, New York, New York.
REAL PROPERTY	The Building, together with the plot of land upon which it stands.
DELIVERY DATE	The date upon which the Landlord delivers the Premises to Tenant with all of Landlord's Work (as set forth in Exhibit C) substantially complete (or such date as Tenant waives the foregoing, which waiver shall be by written notice given to Landlord).
RENT COMMENCEMENT DATE	The date that is four (4) months after the Delivery Date.
EXPIRATION DATE	If the Rent Commencement Date shall be the first day of a calendar month, then the date which is the day immediately preceding the tenth (10th) anniversary of the Rent Commencement Date, or if the Rent Commencement Date shall be other than the first day of a calendar month then the date which is the last day of the month in which the tenth (10th) anniversary of the Rent Commencement Date occurs.
TERM	The period commencing on the Rent Commencement Date and ending on the Expiration Date.
RENEWAL TERM	One (1) period of five (5) years. See Article 29 .