

EXECUTION

AGREEMENT OF LEASE

AGREEMENT OF LEASE (this "Lease" or this "Agreement"), made as of this 23rd day of March in the year 2021, between 24 [REDACTED] M LLC, a New York limited liability company, having an address at c/o Noam Management Group, 1428 36th Street, Suite 219, Brooklyn, New York 11218 ("Landlord"), and [REDACTED] French NYC, LLC, a New York limited liability company, d/b/a "Mister French", having an address at 7 Stuyvesant Oval 11A NY, NY 10009 ("Tenant").

WITNESSETH:

Landlord hereby leases to Tenant and Tenant hereby hires from Landlord a portion of the ground floor comprising approximately 4,424 square feet, and a portion of the basement, comprising approximately 2,206 square feet (collectively, the "Demised Premises" or the "Premises"), all as more particularly identified on Exhibit A annexed hereto and made a part hereof, in the building known as and located at 24 [REDACTED] Street, New York, New York 10010 (the "Building"), for the term of Fifteen (15) years (the "Term") to commence on the date Landlord delivers to Tenant vacant possession of the Demised Premises with Landlord's Work Substantially Complete (the "Commencement Date") and to end on the last day of the calendar month in which the one hundred eighty (180) month anniversary of the Rent Commencement Date occurs (the "Expiration Date"), or shall expire on such earlier date upon which said term may expire or be cancelled or terminated pursuant to any of the terms, conditions or covenants of this Lease or pursuant to law. For purposes of this Lease, as to any construction performed by any party in the Demised Premises, including any Alterations, or Landlord's Work, "Substantial Completion" or "Substantially Completed" or "Substantially Complete" means that such work has been completed in accordance with (i) the provisions of this Lease applicable thereto, and (ii) the plans and specifications for such work, except for details of construction, decoration and mechanical adjustments, if any, the noncompletion of which do not materially interfere with Tenant's use of the Demised Premises, or which, in accordance with good construction practice, should be completed after the completion of other work to be performed in the Demised Premises.

The parties hereto, for themselves, their heirs, distributees, executors, administrators, legal representatives, successors and assigns, hereby covenant as follows:

1. Recitals

The recitals set forth above are true and correct and by this reference are incorporated herein in their entirety.

2. Fixed Annual Rent and Additional Rent

A. Tenant shall pay basic annual rent (the "Fixed Annual Rent"), as follows:

(i) \$264,000.00 per annum, payable in equal monthly installments of \$22,000.00, for the period (the "1st Rent Period") commencing on Rent Commencement Date (as such term is defined in Section 2B of this Lease) and ending on the last day of the calendar month in which occurs the day immediately preceding the first (1st) anniversary of the Commencement Date;