

JPMORGAN CHASE BANK, N.A.
GLOBAL TRADE SERVICES
131 SOUTH DEARBORN, 5th FLOOR
MAIL CODE: IL1-0236
CHICAGO, IL 60603-5506
SWIFT: CHASUS33

DATE : 15 Jan 2019

IRREVOCABLE STANDBY LETTER OF CREDIT REFERENCE NO.: NUSCGS025240

TO: 5 HANOVER SQUARE (NY) OWNER, LLC
4700 WILSHIRE BOULEVARD
LOS ANGELES, CA 90010

DEAR SIR/MADAM,

WE HEREBY ISSUE OUR IRREVOCABLE STANDBY LETTER OF CREDIT IN YOUR FAVOR.

BENEFICIARY : 5 HANOVER SQUARE (NY) OWNER, LLC
4700 WILSHIRE BOULEVARD
LOS ANGELES, CA 90010
ACCOUNT PARTY : KNOTEL 5 HANOVER LLC
33 WEST 17TH ST., 2ND FLOOR
NEW YORK, NY 10011
DATE OF EXPIRY : 30-NOV-2019
PLACE OF EXPIRY : OUR COUNTER
AMOUNT : USD 213,733.50
APPLICABLE RULE : ISP LATEST VERSION

WE HEREBY ISSUE THIS LETTER OF CREDIT FOR THE ACCOUNT OF OBLIGOR,
KNOTEL, INC., 33 WEST 17TH ST., 2ND FLOOR, NEW YORK, NY 10011,
ON BEHALF OF ACCOUNT PARTY, KNOTEL 5 HANOVER LLC.

FUNDS UNDER THIS LETTER OF CREDIT ARE AVAILABLE UPON
PRESENTATION OF BENEFICIARY'S SIGNED AND DATED STATEMENT READING
AS FOLLOWS:

QUOTE

KNOTEL 5 HANOVER LLC ("TENANT") IS IN DEFAULT UNDER THAT
CERTAIN LEASE DATED SEPTEMBER 26, 2018, INCLUDING ANY AMENDMENTS
AND RESTATEMENTS THERETO, BETWEEN TENANT AND 5 HANOVER SQUARE
(NY) OWNER, LLC, AS LANDLORD (THE "LEASE") FOR PREMISES
LOCATED AT 5 HANOVER SQUARE, NEW YORK, NY 10004. LANDLORD HAS
PROVIDED THE NOTICE REQUIRED UNDER THE LEASE TO CURE SUCH
DEFAULT, IF ANY, AND TENANT HAS FAILED TO CURE THE DEFAULT.
WE HEREBY DEMAND THE AMOUNT OF USD..... UNDER JPMORGAN
CHASE BANK, N.A. LETTER OF CREDIT NO. NUSCGS025240.

UNQUOTE

OR

QUOTE

WE ARE IN RECEIPT OF NOTICE FROM JPMORGAN CHASE BANK, N.A. THAT
THIS LETTER OF CREDIT WILL NOT BE EXTENDED BEYOND ..(CURRENT
EXPIRY DATE).. AND KNOTEL 5 HANOVER LLC HAS FAILED TO SUPPLY
ACCEPTABLE REPLACEMENT SECURITY WITHIN THE TIME FRAME SPECIFIED
IN THAT CERTAIN LEASE DATED SEPTEMBER 26, 2018, INCLUDING ANY
AMENDMENTS AND RESTATEMENTS THERETO BETWEEN KNOTEL 5 HANOVER LLC
AS TENANT AND 5 HANOVER SQUARE (NY) OWNER, LLC, AS LANDLORD (THE