

THIS LEASE (this "Lease"), dated as of the 25th day of January 2018, by and between [REDACTED] C NYCS70SEVENTH, LLC, a Delaware limited liability company, having an address c/o American Realty Capital New York City REIT, Inc., 405 Park Avenue, New York, New York 10022, as landlord, and UNIVERSAL [REDACTED] S [REDACTED] MENT GROUP INC, a New York corporation, having an address at 750 Third Avenue, New York, New York 10017, as tenant (the Person that holds the interest of the landlord hereunder at any particular time being referred to herein as "Landlord"; subject to Section 17.1(F) hereof, the Person that holds the interest of the tenant hereunder at any particular time being referred to herein as "Tenant").

WITNESSETH:

WHEREAS, pursuant to that Declaration of Nine Times Square Condominium, dated as of April 18, 2016, the ownership of the fee interests in the building that is known by the street address of 200 West 41st Street, New York, New York 10036 (the "Building") and the plot of land on which the Building is constructed (the "Land"; (the Building, together with the Land, being collectively referred to herein as the "Real Property") described therein was submitted to a condominium form of ownership in accordance with Article 9-B of the New York Real Property Law (Nine Times Square Condominium being referred to herein as the "Condominium"; the Declaration of Nine Times Square Condominium, together with the by-laws, tax maps and other documents that are referred to therein, as they may be amended from time to time, being referred to herein as the "Condominium Declaration"); and

WHEREAS, Landlord is the owner of the condominium unit designated as the Office Condominium Unit in the Condominium Declaration (the "Office Condominium Unit");

WHEREAS, Landlord wishes to demise and let unto Tenant, and Tenant wishes to hire and take from Landlord, on the terms and subject to the conditions set forth herein, the portion of the Office Condominium Unit consisting of the entire Rentable Area on the third (3rd) floor of the Building, as shown on Exhibit "A" attached hereto and made a part hereof (such space being referred to herein as the "Premises").

NOW, THEREFORE, in consideration of the premises, and other good and valuable consideration, the mutual receipt and legal sufficiency of which the parties hereto hereby acknowledge, Landlord and Tenant hereby agree as follows:

Article 1

DEMISE, TERM, FIXED RENT

1.1. Demise.

Subject to the terms hereof, Landlord hereby demises and lets to Tenant and Tenant hereby hires and takes from Landlord the Premises for the term to commence on the Commencement Date and to end on the date that is the last day of the calendar month in which the tenth (10th) anniversary of the Rent Commencement Date occurs (the "Fixed Expiration Date"; the Fixed Expiration Date, or such earlier or later date that the term of this Lease expires or otherwise terminates pursuant to the terms hereof or pursuant to law, being referred to herein