

AMENDED AND RESTATED AGREEMENT OF LEASE, made as of the 1st day of March, 2014, between [REDACTED] OWNER, LLC, a Delaware limited liability company, having an address c/o RFR Holding LLC, 390 Park Avenue, 3rd Floor, New York, New York 10022, as Landlord, and [REDACTED] RESTAURANT, LLC, a Delaware limited liability company, having an address at 134 Market Street, Philadelphia, PA 19106, as Tenant.

REFERENCE PAGE

In addition to other terms elsewhere defined in this Lease, the following terms whenever used in this Lease shall have the meanings set forth in this Reference Page.

- (1) Premises: The portion of the ground floor of the Building approximately shown darkened on the floor plan annexed hereto as Schedule A-1 and the portion of the basement of the Building approximately shown darkened on the floor plan annexed hereto Schedule A-2.
- (2) Commencement Date: The date of this Lease.
- (3) Fixed Expiration Date: December 31, 2028.
- (4) Term: Approximately Fifteen Years.
- (5) Fixed Rent: \$450,000 per annum. For purposes of Articles 13 and 14 of this Lease, no portion of the Fixed Rent is attributable to the basement portion of the Premises.
- (6) Tenant's Share: 3.39%. No portion of Tenant's Share is attributable to the basement portion of the Premises.
- (7) Base Tax Factor: The Taxes payable for the calendar year commencing on January 1, 2014.
- (8) Permitted Use: In the ground floor portion of the Premises, a full service restaurant with a bar and/or a cocktail lounge, and in the basement portion of the Premises, storage and the preparation of food in connection with such restaurant and, to the extent such use is in compliance with all Requirements, additional seating for the restaurant in the basement.
- (9) Broker: RFR Realty LLC.
- (10) Guarantor: Starr Restaurant Organization, LP
- (11) Security Deposit: \$175,000.