

## LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made as of this <sup>September</sup> 9<sup>th</sup> day of August, 2011 ("Effective Date") by and between [REDACTED] KS [REDACTED] NG CENTERS, LLC, ("Landlord") and THE GAP, INC., a Delaware corporation, ("Tenant").

## WITNESSETH:

In consideration of the rents to be paid and the covenants to be performed by Tenant, Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the following described Premises, upon the following terms and conditions (capitalized terms used herein without definition shall have the meanings ascribed to such terms in Exhibit D):

I. FUNDAMENTAL LEASE PROVISIONS.

1.1	Center:	[REDACTED] Shopping Center, located in the City of Yonkers, County of Westchester, State of New York.	(Section 2.1)																		
1.2	Premises:	Unit #3010	(Section 2.2)																		
1.3	Floor Area of the Premises:	15,537 square feet (8,961 square feet on First Floor (the "First Floor Space"); 6,576 square feet in Basement floor (the "Basement Space"))	(Section 2.2)																		
1.4	Term:	From the Rent Commencement Date until the Expiry Date, unless sooner terminated pursuant to the terms of this Lease.	(Section 4.1)																		
1.5	Remodel Completion Outside Date:	December 31, 2011, subject to Section 2.192.	(Section 3.2)																		
1.6	Rent Commencement Date:	The earlier to occur of (a) the date on which Tenant substantially completes Tenant's Work or (b) January 1, 2012.																			
1.7	Expiry Date:	Last day of the tenth (10th) Lease Year, subject to Article 4 hereof (i.e., January 31, 2022)																			
1.8	Fixed Minimum Rent:	<table border="1"> <thead> <tr> <th></th> <th><u>Annual Fixed Minimum Rent</u></th> <th><u>Monthly Fixed Minimum Rent</u></th> </tr> </thead> <tbody> <tr> <td>Rent Commencement Date – December 31, 2012</td> <td>\$582,465.00</td> <td>\$48,538.75</td> </tr> <tr> <td>January 1, 2013 – December 31, 2013</td> <td>\$599,938.95</td> <td>\$49,994.91</td> </tr> <tr> <td>January 1, 2014 – December 31, 2014</td> <td>\$617,937.32</td> <td>\$51,494.76</td> </tr> <tr> <td>January 1, 2015 – December 31, 2015</td> <td>\$636,475.23</td> <td>\$53,039.60</td> </tr> <tr> <td>January 1, 2016 –</td> <td></td> <td></td> </tr> </tbody> </table>		<u>Annual Fixed Minimum Rent</u>	<u>Monthly Fixed Minimum Rent</u>	Rent Commencement Date – December 31, 2012	\$582,465.00	\$48,538.75	January 1, 2013 – December 31, 2013	\$599,938.95	\$49,994.91	January 1, 2014 – December 31, 2014	\$617,937.32	\$51,494.76	January 1, 2015 – December 31, 2015	\$636,475.23	\$53,039.60	January 1, 2016 –			(Section 5.5)
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