

## LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made as of this 21<sup>st</sup> day of March, 2012 ("Effective Date") by and between [REDACTED] S [REDACTED] NG CENTERS, LLC, ("Landlord") and OLD NAVY, LLC, a Delaware limited liability company ("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):

## 1. 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 #PAD 4010  | (Section 2.2) |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| 1.3                      | Floor Area of the Premises:      | 19,865 square feet.   | (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                      | Intentionally Omitted            |   | (Section 3.2) |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| 1.6                      | Rent Commencement Date:          | February 1, 2016.   |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| 1.7                      | Expiry Date:                     | January 31, 2021 (subject to extension as provided in Section 4.2 hereof).  |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| 1.8                      | Fixed Minimum Rent:              | <table border="1"> <thead> <tr> <th></th> <th><i>Annual Fixed Minimum Rent</i></th> <th><i>Monthly Fixed Minimum Rent</i></th> </tr> </thead> <tbody> <tr> <td>Rent Commencement Date –</td> <td></td> <td></td> </tr> <tr> <td>January 31, 2017</td> <td>\$993,250.00</td> <td>\$82,770.83</td> </tr> <tr> <td>February 1, 2017 –</td> <td></td> <td></td> </tr> <tr> <td>January 31, 2018</td> <td>\$1,023,047.50</td> <td>\$85,253.96</td> </tr> <tr> <td>February 1, 2018 –</td> <td></td> <td></td> </tr> <tr> <td>January 31, 2019</td> <td>\$1,053,738.93</td> <td>\$87,811.58</td> </tr> <tr> <td>February 1, 2019 –</td> <td></td> <td></td> </tr> <tr> <td>January 31, 2020</td> <td>\$1,085,351.09</td> <td>\$90,445.92</td> </tr> <tr> <td>February 1, 2020 –</td> <td></td> <td></td> </tr> <tr> <td>Expiry Date</td> <td>\$1,117,911.63</td> <td>\$93,159.30</td> </tr> </tbody> </table> |               | <i>Annual Fixed Minimum Rent</i> | <i>Monthly Fixed Minimum Rent</i> | Rent Commencement Date – |  |  | January 31, 2017 | \$993,250.00 | \$82,770.83 | February 1, 2017 – |  |  | January 31, 2018 | \$1,023,047.50 | \$85,253.96 | February 1, 2018 – |  |  | January 31, 2019 | \$1,053,738.93 | \$87,811.58 | February 1, 2019 – |  |  | January 31, 2020 | \$1,085,351.09 | \$90,445.92 | February 1, 2020 – |  |  | Expiry Date | \$1,117,911.63 | \$93,159.30 | (Section 5.5) |
|                          | <i>Annual Fixed Minimum Rent</i> | <i>Monthly Fixed Minimum Rent</i>   |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| Rent Commencement Date – |                                  |   |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| January 31, 2017         | \$993,250.00                     | \$82,770.83   |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| February 1, 2017 –       |                                  |   |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| January 31, 2018         | \$1,023,047.50                   | \$85,253.96   |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| February 1, 2018 –       |                                  |   |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| January 31, 2019         | \$1,053,738.93                   | \$87,811.58   |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| February 1, 2019 –       |                                  |   |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| January 31, 2020         | \$1,085,351.09                   | \$90,445.92   |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| February 1, 2020 –       |                                  |   |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |
| Expiry Date              | \$1,117,911.63                   | \$93,159.30   |               |                                  |                                   |                          |  |  |                  |              |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |                  |                |             |                    |  |  |             |                |             |               |