

LEASE

LEASE dated as of October 10, 2018 between [REDACTED] EIGHTH AVENUE, LLC, a New York limited liability company having an office at % The Torkian Group, 1650 Broadway, New York, New York 10019 (hereinafter referred to as "Landlord") and [REDACTED] AL [REDACTED] H LLC, a New York limited liability company, having an office at 56 Utter Avenue, Hawthorne, New Jersey 07506 (hereinafter referred to as "Tenant").

WITNESSETH:

ARTICLE 1 Demise, Premises, Term, Rents

1.01 Landlord hereby leases to Tenant the premises hereinafter described in the building located at [REDACTED] Eighth Avenue, in the Borough of Manhattan, City, County and State of New York (hereinafter sometimes referred to as the "Building"), for the term hereinafter stated, for the rents hereinafter reserved and upon and subject to the conditions (including limitations, restrictions and reservations) and covenants hereinafter provided. Each party hereby expressly covenants and agrees to observe and perform all of the conditions and covenants herein contained on its part to be observed and performed.

1.02 The premises hereby leased to Tenant consist of all of the residential units in the Building; to wit, twenty-one (21) residential apartment units, comprised of six (6) studio apartments, eleven (11) one (1) bedroom apartments, and four (4) two (2) bedroom apartments, located on the second (2nd) through and including tenth (10th) floors of the Building as more particularly set forth on Exhibit "A" annexed hereto and made a part hereof (collectively, the "Apartments"), together with the right by Tenant, its customers, guests and employees to use and access in common with other tenants of the Building and their invitees, customers and employees, the common areas (the "Common Areas") in the basement of the Building as shown on Exhibit "A-1" ("Basement") which includes certain Building amenities set forth in Section 2.01 (b) (the "Building Amenities". The Building Amenities in Section 2.01(b), Items 2 through 6 inclusive are for the exclusive use of Tenant. Said premises together with all alterations, improvements, fixtures and equipment which at the commencement, or during the term of this Lease are thereto made or attached constitute and are hereinafter referred to as the "Premises" or the "Demised Premises".

1.03 The term of this Lease, for which the Demised Premises are hereby leased, shall commence on a date being ten (10) days after the later of (i) the date this Lease is mutually executed and delivered and (ii) the date which is three (3) business days after Landlord provides written

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