

INDENTURE OF LEASE (this "Lease"), made as of this <sup>35<sup>th</sup></sup> day of March, 2017, between **2222 AVENUE COMPANY LLC**, a New York limited liability company ("Landlord"), having an office at 110 Lexington Avenue, New York, New York 10022, and **ND ND RG & ROSENBAUM, LLP**, a New York limited liability partnership ("Tenant"), having an office at 286 Madison Avenue, Suite 702, New York, New York 10017, as tenant.

WITNESSETH:

ARTICLE 1

Premises; Term

Landlord hereby leases to Tenant and Tenant hereby hires from Landlord the following space (the "Demised Premises"): part of the 7<sup>th</sup> floor as shown as hatched area on the floor plan (Schedule A) attached hereto, in the office building known as and by the street number 622 Third Avenue, in the Borough of Manhattan, City and State of New York (the "Building"), upon and subject to the terms, covenants and conditions hereafter set forth.

**TO HAVE AND TO HOLD** the Demised Premises unto Tenant for a term commencing on the date hereof (the "Commencement Date") and ending on the Expiration Date (hereinafter defined), or on such earlier date upon which said term may expire or terminate pursuant to the conditions of this Lease or pursuant to law.

**IT IS MUTUALLY COVENANTED AND AGREED** between Landlord and Tenant as follows:

ARTICLE 2

Commencement of Term

Section 2.01. (a) The term of this Lease (the "Term") shall be for a period beginning on the Commencement Date and ending on the date (the "Expiration Date") that is ten (10) Years (hereinafter defined) and six (6) months after the Rent Commencement Date (hereinafter defined). The "Rent Commencement Date" shall be the date that Landlord shall have substantially completed Landlord's Work (as defined in Schedule B-1) in the Demised Premises. A "Year" is the first twelve full calendar months of the Term commencing on the Rent Commencement Date and each subsequent twelve calendar month period. If the Rent Commencement Date is not the first day of a calendar month, the period from the Rent Commencement Date through the last day of the calendar month in which the Rent Commencement Date occurs is the "Partial Month",