

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") made as of the 1st day of July, 1994, by and between ROUSE SI SHOPPING CENTER, INC., a Maryland corporation ("Landlord") and ^{FOODS OF STATE ISLAND, L.P.} ~~APPLE METRO, INC.~~, a New York ^{Limited Partnership} corporation ("Tenant").

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the mutual covenants and agreements herein contained, the parties hereto do hereby covenant and agree as follows:

ARTICLE I
DEFINITIONS AND ATTACHMENTS

Section 1.1. Certain Defined Terms.

As used herein, the term:

- A. "Shopping Center Area" means those certain parcels of land situate in the City of New York, Borough and County of Richmond, State of New York, legally described on Schedule A-1 and, upon the opening of business with the public of any expansion of the Shopping Center onto any property adjacent to the Shopping Center Area (other than the construction or expansion of an Anchor Store on property described in Schedule A-2), the term "Shopping Center Area" shall include the property used for such expansion.
- B. "Shopping Center" means the Shopping Center Area and the adjacent parcels of land legally described on Schedule A-2, and, upon any expansion of any Anchor Store or the opening of an additional Anchor Store on property adjacent to the Shopping Center, the term "Shopping Center" shall include the property used for such expansion or addition.
- C. "Landlord's Building" means the structure or portions of a structure constructed or improved or to be constructed or improved by Landlord in the Shopping Center Area intended to be leased to retail tenants in the location shown on Schedule A, as the same may be altered, reduced, expanded or replaced from time to time.
- D. "Landlord's Expansion" means that portion of Landlord's Building constructed or to be constructed by Landlord in the shaded location shown on Schedule A, as the same may be altered, reduced, expanded or replaced from time to time.
- E. "Premises" means Tenant's portion of Landlord's Building shown on Schedule A having the following approximate dimensions:
 - Floor Area: 5,400 square feetThe actual dimensions of the Premises shall be determined by measurement pursuant to the provisions of Section 2.2.
- F. "Term" means a period of ten (10) years plus the part of a month mentioned in Section 3.1., commencing and ending as provided in Section 3.1.
- G. "Permitted Use" means the retail operation of a family type sit-down restaurant operating under the Applebee's name and system as in effect from time to time.