

GARAGE LEASE

THIS LEASE is made as of July 17, 2012, between [REDACTED] OWNER LLC, 4 [REDACTED] EAT OWNER LLC and [REDACTED] TIC LLC, as tenants-in-common, each having an office c/o SL Green Realty Corp., 420 Lexington Avenue, New York, New York 10170 ("Landlord"), and QUIK PARK [REDACTED] having an office at 247 West 37th Street, New York, New York 10018 ("Tenant").

Landlord and Tenant hereby covenant and agree as follows:

ARTICLE 1**BASIC LEASE PROVISIONS****GARAGE**

The existing parking garage areas located on the ground floor and basement levels of the Building that are substantially shown as hatched on Exhibit A. The Garage is deemed by Landlord and Tenant to consist of 22,812 rentable square feet, of which the portion located on the ground floor is deemed by Landlord and Tenant to consist of 8,203 rentable square feet, and the portion located on the basement level of the Building is deemed by Landlord and Tenant to consist of 14,609 rentable square feet.

BUILDING

The building, fixtures, equipment and other improvements and appurtenances now located or hereafter erected, located or placed upon the land known as [REDACTED] Lexington Avenue, New York, New York.

REAL PROPERTY

The Building and the land on which the Building is located.

COMMENCEMENT DATE

December 1, 2012.

EXPIRATION DATE

The last day of the month in which occurs the day immediately preceding the fifteenth (15th) anniversary of the Commencement Date.

TERM

The period commencing on the Commencement Date and ending on the Expiration Date.