

INDENTURE OF LEASE (this "Lease"), made this 21st day of March, 2014, between **[REDACTED] 54TH NEW YORK LLC**, a Delaware limited liability company ("Landlord"), having an office at 750 Lexington Avenue, New York, New York 10022 as landlord, and **[REDACTED] INVESTMENTS LLC**, a Delaware limited liability company ("Tenant"), having an office at 347 Fifth Avenue NY, NY 10016, as tenant.

WITNESSETH:

ARTICLE 1

Premises; Term

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the following space (the "Demised Premises"): the entire 15th floor as shown on the floor plan (Schedule A) attached hereto, in the office building known as and by the street number 3rd St 1st Street, 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 (as defined in Article 2 below).

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

ARTICLE 2

Commencement of Term; Delivery of Possession

Section 2.01. The term of this Lease (the "Term") shall be for a period beginning on the Commencement Date and ending on March 31, 2023 (the "Expiration Date"). For purposes of this Lease, the term "Rent Commencement Date" shall be the date that Landlord shall have substantially completed Landlord's Work (as defined in Schedule B) and delivered possession of the Demised Premises to Tenant. The Term may terminate prior to the Expiration Date as provided herein. If the Term ends earlier than the Expiration Date as a result of Tenant's default, Tenant's liability for the payment of all amounts due pursuant to this Lease through the Expiration Date and any other damages arising from Tenant's default shall nevertheless survive the early termination.