

This LEASE (this "Lease"), dated as of April 11, 2016, is made by and between [REDACTED] INGS, LLC ("Landlord"), a New York limited liability company, as landlord, having an address at c/o Midwood Management Corp., 430 Park Avenue, Suite 505, New York, New York 10022, and [REDACTED] LUB NY, INC. ("Tenant"), a New York corporation, as tenant, having an address at the Building (as defined below).

WITNESSETH:

WHEREAS, Landlord is willing to lease to Tenant, and Tenant is willing to hire from Landlord, on the terms hereinafter set forth, certain space in the building located at [REDACTED] Spring Street, New York, New York (the "Building") on the land more particularly described in Exhibit A attached hereto and made a part hereof (the "Land"; the Land and the Building and any and all plazas, sidewalks and curbs adjacent thereto are collectively called the "Project").

NOW, THEREFORE, Landlord and Tenant agree as follows:

ARTICLE 1

Summary of Basic Terms; Demise; Term; Use

1.01 Summary of Basic Terms. All of the basic terms set forth in this Section 1.01 are subject to the terms and provisions contained in the corresponding Articles of this Lease which follow.

- A. **BUILDING:** 9 [REDACTED] Street, New York, New York.
- B. **TENANT:** [REDACTED] LUB NY, INC., a New York corporation.
- C. **TENANT TRADE NAME:** Not applicable.
- D. **LANDLORD:** [REDACTED] rings, LLC.
- E. **NOTICE ADDRESSES:** See Article 8.
- F. **BROKER** (Article 8): Cushman & Wakefield, Inc. (representing Landlord) and Town Flatiron, LLC (representing Tenant).
- G. **DATE OF LEASE:** April 11, 2016.
- H. **COMMENCEMENT DATE** (Article 1): April 11, 2016.