

AGREEMENT OF LEASE, made as of the 16th day of April 2018 (this "Lease"), between [REDACTED] OWNER LLC, a Delaware limited liability company, having an address at c/o RFR Holding LLC, 390 Park Avenue, 3rd Floor, New York, New York 10022, as landlord ("Landlord"), and [REDACTED] LLC, a [REDACTED] limited liability company, having an address at 55 Broad Street, 9th Floor, New York, New York 10004, as tenant ("Tenant").

REFERENCE PAGE

In addition to other terms elsewhere defined in this Lease, the following terms whenever used in this Lease shall have the meanings set forth in this Reference Page.

- | | | |
|------|------------------------|--|
| (1) | Premises: | A portion of the sixth (6 th) floor of the Building, as approximately shown hatched on the floor plan annexed hereto as <u>Schedule A</u> . |
| (2) | Commencement Date: | June 1, 2018. |
| (3) | Fixed Expiration Date: | March 31, 2023. |
| (4) | Term: | Approximately four (4) years and ten (10) months. |
| (5) | Fixed Rent: | \$389,403 per annum (\$32,450.25 per month). |
| (6) | Tenant's Share: | 1.374%. For purposes of this Lease, Landlord and Tenant agree, without representation, that the Premises contains 6,181 rentable square feet and the Building contains 450,000 rentable square feet. |
| (7) | Base Tax Factor: | The Taxes payable for the Tax Year commencing July 1, 2018 and ending June 30, 2019. |
| (8) | Base Operating Factor: | The Operating Expenses paid or incurred for the calendar year 2018. |
| (9) | Permitted Use: | General, executive and administrative offices and uses incidentally and directly related thereto. |
| (10) | Broker(s): | InterRelate Group, RFR Realty LLC and Jones Lang LaSalle Brokerage Inc. |
| (11) | Late Charge: | As more particularly set forth in <u>Section 20.2</u> ,
(i) three (3%) percent of any Rental not paid within seven (7) Business Days after becoming due and
(ii) interest at the Applicable Rate on any Rental not paid within fifteen (15) Business Days after becoming due, in each case computed from the date such Rental was due (without regard to such grace period) through the date paid. |