

THIS INSTRUMENT IS AN INDENTURE OF LEASE in which the Landlord and the Tenant are the parties hereinafter named, and which relates to space in the building (the "Building") known as, and with an address at, 510 Madison Avenue, New York, New York 10022.

The parties to this instrument hereby agree with each other as follows:

## ARTICLE 1

### BASIC LEASE PROVISIONS AND ENUMERATION OF EXHIBITS

1.1 INTRODUCTION. The following sets forth the basic data and identifying Exhibits, elsewhere hereinafter referred to in this Lease, and, where appropriate, constitutes definitions of the terms hereinafter listed.

#### 1.2 BASIC DATA.

Date: April 22, 2011

Landlord: BP [REDACTED] AVE LLC,  
a Delaware limited liability company

Present Mailing Address  
of Landlord: c/o Boston Properties Limited Partnership  
599 Lexington Avenue, Suite 1800  
New York, New York 10022  
Attn.: Robert E. Selsam,  
Senior Vice President

with a copy to:

Matthew W. Mayer  
Senior Vice President - Regional General Counsel  
Boston Properties Limited Partnership  
599 Lexington Avenue, Suite 1800  
New York, New York 10022

Landlord's Construction  
Representative: Robert A. Schubert  
Senior Vice President, Construction  
Boston Properties Limited Partnership  
599 Lexington Avenue, Suite 1800  
New York, New York 10022

Tenant: W [REDACTED] GOLD TRUST SERVICES LLC,