

RECOURSE GUARANTY AGREEMENT

THIS RECOURSE GUARANTY AGREEMENT dated as of November 9, 2018 (herein referred to as the "Guaranty Agreement") is from [REDACTED], an individual (the "Guarantor") to **REVERE CREDIT OPPORTUNITIES FUND III, LP**, a Delaware limited partnership having an address of 2301 Cedar Springs Road, Suite 200, Dallas, Texas 75201 (herein, together with its successors and assigns, referred to as "Lender").

PRELIMINARY STATEMENT

- A. **16E18 STONE LLC**, a Delaware limited liability company, having an address of 148 Madison Avenue, 5th Floor, New York, New York 10016 (the "Borrower"), entered into that certain Term Loan and Security Agreement dated the date hereof with Lender (as amended from time to time, the "Loan Agreement"), pursuant to which the Lender has agreed to make a loan in the maximum principal amount of **TWENTY-THREE MILLION FIVE HUNDRED THOUSAND 00/100 DOLLARS (\$23,500,000.00)**, to provide funds for, among other things, the transaction costs and fees, which Loan is evidenced by a Consolidated, Amended and Restated Term Note of even date herewith (as may from time to time be amended, extended, renewed and supplemented, the "Note") from Borrower to Lender.
- B. The indebtedness evidenced by the Note is secured by, inter alia, the Loan Agreement, the Security Instrument and the Assignment of Leases and Rents.
- C. As further security for the payment of the indebtedness evidenced by the Note and in order to induce Lender to make the Loan, Guarantor is willing to enter into and deliver this Guaranty Agreement. Guarantor acknowledges that Lender has refused to make the Loan without this Guaranty Agreement.
- D. All terms defined in the Loan Agreement are used herein with their defined meanings unless otherwise provided.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Guarantor does hereby, jointly and severally, covenant and agree with Lender as follows:

ARTICLE I REPRESENTATIONS AND WARRANTIES OF GUARANTOR

SECTION 1.1. REPRESENTATIONS AND WARRANTIES.

Guarantor does hereby represent and warrant as follows:

- (a) This Guaranty Agreement has been duly authorized, executed and delivered by Guarantor;