

THIS LEASE, dated as of the 8th day of October 2010, by and between [REDACTED], LLC, 135 S. LaSalle Street, Suite 1940, Chicago, Illinois 60603, as landlord, and ELIE TAHARI, LTD., a Delaware corporation, having an address at 11 West 42nd Street, 14th Floor, New York, New York 10036, as tenant (the Person that holds the interest of the landlord hereunder at any particular time being referred to herein as "Landlord"; subject to Section 17.1(D) hereof, the Person that holds the interest of the tenant hereunder at any particular time being referred to herein as "Tenant").

WITNESSETH:

WHEREAS, Landlord is concurrently herewith purchasing the building that is known by the street address of 510 Fifth Avenue, New York, New York (the "Building") and the plot of land on which the Building is constructed (the Building and said land, being collectively referred to herein as the "Real Property") from Tenant or Tenant's Affiliate; and

WHEREAS, Landlord wishes to demise and let unto Tenant, and Tenant wishes to hire and take from Landlord, on the terms and subject to the conditions set forth herein, the premises located in the Building, as follows:

1. the space that is located on the ground floor of the Building, as shown on Exhibit "A-1" attached hereto and made a part hereof (the "Ground Floor Premises"),
2. the space that is located on the 3rd floor of the Building, as shown on Exhibit "A-2" attached hereto and made a part hereof (the "Third Floor Premises"),
3. the space that is located on the 4th and 5th floors of the Building, as shown on Exhibit "A-3" attached hereto and made a part hereof (the "Fourth and Fifth Floor Premises"; the portion of the Fourth and Fifth Floor Premises that is located on the 5th floor of the Building being sometimes referred to herein as the "Fifth Floor Premises"), and
4. the space that is located on the basement floor of the Building, as shown on Exhibit "A-4" attached hereto and made a part hereof (the "Basement Premises") (each of the Ground Floor Premises, the Third Floor Premises, the Fourth and Fifth Floor Premises and the Basement Premises being referred to herein as an "Applicable Space"); and

WHEREAS, Tenant is currently in occupancy of each of the Applicable Spaces.

NOW, THEREFORE, in consideration of the premises, and other good and valuable consideration, the mutual receipt and legal sufficiency of which the parties hereto hereby acknowledge, Landlord and Tenant hereby agree as follows: