

LEASE

AGREEMENT OF LEASE (the "Lease"), dated as of March 1, 2018, between [REDACTED] [REDACTED] LLC, a limited liability company, having an address at c/o Stellar Management, 156 William Street, 10th Floor, New York, New York 10038 ("Landlord"), and DRAMATICS NEW MILLENNIUM, INC., having an address at 900 Second Avenue, Store #8, New York, New York 10017

1. THE DEMISED PREMISES AND TERM

In consideration of the Rent hereinafter reserved and the terms, covenants and conditions set forth in this Lease to be observed and performed by Tenant, Landlord hereby demises and leases to Tenant, and Tenant hereby rents and hires from Landlord in the building ("Building") known by the street address [REDACTED] Street, New York, New York, the ground floor commercial space portion of the Building known as [REDACTED] Avenue, Store #8, New York, New York and the existing basement space located below (the "Demised Premises" or "Premises").

TO HAVE AND TO HOLD the Demised Premises unto Tenant, and the permitted successors and assigns of Tenant, upon and subject to all of the terms, covenants and conditions herein contained.

A. The term of this Lease (the "Term" or "Initial Term") shall commence on March 1, 2018 for five (5) years and expire on April 30, 2023. (the "Expiration Date") B. (i) The "Rent Commencement Date" shall be March 1, 2018.

2. RENT

A. During the Term, Tenant promises to pay to Landlord the rent reserved under this Lease, which shall consist of:

(i) an annual fixed rent (hereinafter, the "Fixed Rent") as follows:

<u>Lease Years</u>	<u>Annual</u>	<u>Monthly</u>
1	\$ 204,000.00	\$ 17,000.00
2	210,120.00	17,510.00
3	216,423.60	18,035.30
4	222,916.31	18,576.36
5	229,603.80	19,133.65

(ii) all other sums of money as shall become due and payable by Tenant under this Lease (hereinafter, "Additional Rent"), all of which sums shall be payable as hereinafter provided. In the event any installment of Fixed Rent or Additional Rent required pursuant to the provisions of this Lease to be paid by Tenant is not paid within five (5) days after the date due, Tenant shall pay to Landlord as Additional Rent a late charge of five (5%) percent of the amount