

### LEASE AGREEMENT

This Lease is made as of May 1, 2011, between Edelweiss, LLC having an address at 116 Spring Street, New York, NY 10012, as Landlord, and [REDACTED] DW 2, LLC, having an address c/o Andrews & Andrews, Esqs., 420 Lexington Avenue, New York, New York 10170, as Tenant of the Demised Premises (as herein defined) (the "Lease").

*ESMA*  
*[Signature]*

### ARTICLE 1

#### Demised Premises

A. Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord the premises known as, Block 101, Apt 1025, Commercial Unit No. 1A as depicted on the diagram annexed hereto and Exhibit "A" and made a part hereof (**Basement Space**) the Mondo Condo Condominium Association (collectively the "Demised Premises"), known as 233 [REDACTED] Street, New York, New York (the "Building")

*Unit 1A*  
*Basement*  
*ESMA*  
*[Signature]*

B. Tenant expressly understands, agrees and acknowledges that Landlord would not have entered this Lease without the express provisions of this Article 1. It is understood that the Demised Premises, including without limitation, all improvements of every kind located in the Demised Premises, is let in and shall be delivered in "AS IS" condition, subject to covenants, restrictions and easements of record, governmental law, rules and regulations, orders, zoning law and ordinances and the reservation by Landlord of all air rights above, around and about the Demised Premises and the building and all rights to increase the size of the surrounding buildings, based on the air rights appurtenant to the Demised Premises and the Building. Tenant has reviewed and accepts the current zoning designation of the Demised Premises. Tenant shall, at Tenant's sole cost and expense, promptly comply with all present and future laws, ordinances and regulations of all federal, state, municipal and local governments, and departments and bureaus thereof to the extent that they pertain to Tenant's specific use of the Premises. Landlord is not obligated to undertake or perform any work in preparation for Tenant's occupancy of the Demised Premises. Landlord shall not be liable for any latent or patent defects in the Demised Premises. Tenant acknowledges that neither Landlord nor any of its representatives, employees, officers, directors, shareholders, trustees, member, partners, council or agents has made (and Landlord hereby disclaims) any representations or warranties, express or implied, as to the physical condition, state of repair, tenancy, income, expenses or operation of the