

Retail Lease

Lease dated July 17, 2013 between █1 █ ASSOCIATES, LLC, a New York limited liability company ("Landlord"), and █ P BANK, N.A., a national banking corporation ("Tenant").

Article 1. Basic Terms and Definitions

Section 1.1 Additional Rent. All sums, other than the Fixed Rent, payable by Tenant to Landlord under this lease.

Section 1.2 Approvals. Collectively, (a) the approvals of the Office of Comptroller of Currency and the Federal Deposit Insurance Corporation to Tenant's entry into this lease, together with either the approval of or a letter or certificate of non-applicability or similar document, as the case may be, from the New York State Historic Preservation Office as and to the extent required to apply for the aforementioned authorization from the Office of the Comptroller of the Currency, and (b) the necessary building permits for the initial work to be performed by Tenant to make the Premises ready for Tenant's occupancy ("Tenant's Initial Work").

Section 1.3 Broker. Cushman & Wakefield, Inc.

Section 1.4 Building. The building and improvements located at █1 Broadway, New York, New York (Block █, Lot 31).

Section 1.5 Commencement Date. See Section 2.6.

Section 1.6 Condominium. See Section 12.5.

Section 1.7 Contingencies. See Section 2.9.

Section 1.8 Delivery Conditions. See Section 2.6.

Section 1.9 Expiration Date. The date that is twenty (20) years following the last day of the calendar month in which the Fixed Rent Commencement Date occurs.

Section 1.10 Extension Options. Each of four (4) periods of five (5) years each, more particularly described in the Extension Options Rider attached to this lease as Exhibit.

Section 1.11 Fixed Rent. The Fixed Rent is shown on Exhibit A to this lease.

Section 1.12 Fixed Rent Commencement Date. The earliest to occur of (a) the date that Tenant shall open for business at the Premises, or (b) the date which is eight (8) months after the Commencement Date.