

STANDARD RETAIL LEASE

THIS STANDARD RETAIL LEASE ("Lease") is entered into as of August 29 2016 (the "Effective Date") by and between Landlord and Tenant.

ARTICLE I. INTRODUCTORY PROVISIONS

Section 1.1 Fundamental Lease Provisions.

- (a) **Landlord:** Essex Monarch La Brea Apartments, L.P., a California limited partnership
- (b) **Landlord's Address:** Essex Monarch La Brea Apartments, L.P.
c/o Essex Property Trust, Inc.
1100 Park Place, Suite 200
San Mateo, California 94403
Attn: Mike Injayan, Director of Commercial Real Estate
Phone: (650) 655-7800
Fax: (650) 655-7810
- With a copy to: 1100 Park Place, Suite 200
San Mateo, California 94403
Attn: Jordan Ritter, Senior Vice President and General Counsel
Phone: (650) 655-7800
Fax: (650) 655-7810
- Landlord's Address
For Rental Payments: The Huxley
Dept. 34563
P.O. Box 39000
San Francisco, California 94139
- (c) **Tenant:** OLAJIDE & NIGHT LLC, a New York limited liability company
- (d) **Tenant's Mailing Address:** Olajide & Night LLC
121 West 27th Street
New York, New York 10001
- With a copy to: Raines Feldman LLP
9720 Wilshire Boulevard, 5th Floor
Beverly Hills, California 90212
Attn: Eric B. Blum
Phone: (310) 440-4100
Fax: (424) 777-4513
- (e) **Tenant's Trade Name:** "Aerospace High Performance Center"
- (f) **Tenant's Address in the Project:** 1234 La Brea Avenue, Suite B, West Hollywood, California 90028
- (g) **Premises:** Approximately 3,610 square feet of floor space located within certain improvements owned by Landlord, shown crosshatched on the plan attached as Exhibit A and which is a part of the integrated multi-family residential and retail development commonly known as "The Huxley" situated upon the property described or depicted in Exhibit B. "Retail Project" refers to (i) the property described or depicted in Exhibit B, and (ii) any adjacent property acquired (by fee title, easement or otherwise) and affirmatively integrated, from time to time, into the Retail Project by Landlord, and (iii) the Common Area (defined below), but (iv) excluding any part of any such property subsequently removed from the Retail Project, from time to time, by Landlord in its reasonable discretion. The Retail Project does not include the residential spaces located above, below and/or adjacent to the Retail Project (the "Residential Project") except to the extent portions of the Common Area, as designated by Landlord from time to time in its reasonable discretion, are located within the Residential Project. The Retail Project, the Residential Project and the Common Areas shall be collectively referred to herein as the "Project".
- (h) **Commencement Date:** The earlier of (i) the date that is one hundred eighty (180) days after the Delivery Date and (ii) the date upon which Tenant actually opens the Premises to the public for business.