

EXHIBIT F

GOOD GUY GUARANTY

Lease: Lease, dated September 29th 2016, between [REDACTED]th Street Holding LLC, as Landlord, and [REDACTED] LLC as Tenant, for certain premises in the Building known as [REDACTED] 125th St, in New York, County of New York, State of New York

Landlord: [REDACTED] 5th Street Holding LLC, its successors and assigns

Tenant: [REDACTED] LLC as Tenant, its successors and assigns

Premises: The premises leased to Tenant under the Lease, including any additional or substitute space leased by Tenant pursuant to the Lease

Guarantor The signatories to this Guaranty

To induce Landlord to lease the Premises to Tenant pursuant to the Lease and intending to be legally bound, Guarantor has executed and delivered this Guaranty to Landlord. Each person signing this Guaranty represents that he is a principal of Tenant.

Guarantor hereby unconditionally and absolutely guarantees to Landlord all of the following obligations:

1. The full, prompt, and complete payment of all rent and additional rent due under the Lease, without reference to any acceleration of rent, through and including the Vacate Date (hereinafter defined); and,

2. The full, prompt, and complete payment of all monetary obligations of Tenant to Landlord, after the termination or expiration of the Lease term, by reason of Tenant's continued occupancy of the Premises (or the continued occupancy of the Premises by anyone holding under or through Tenant), including but not limited to use and occupancy" and any payments due in connection with any month-to-month tenancy, if any, that may arise, through and including the Vacate Date; and,

3. That if any mechanic's lien is filed against the Real Property for work claimed to have been done for or materials furnished to Tenant, its principals, agents or subtenants, the same shall be discharged within the time required under the Lease by filing the bond required by law or otherwise.

Guarantor further agrees to save Landlord harmless and to indemnify Landlord against any liabilities, costs, and expenses, including reasonable attorneys' fees, disbursements and court costs, incurred by Landlord (i) if Tenant fails to discharge any mechanic's liens within the time period required by the Lease, including any sums spent by Landlord to cause the removal of such lien(s) or to otherwise exercise its rights under the Lease; (ii) in connection with any violation filed or issued against the real property in which the Premises are located, arising