

## AMENDED AND RESTATED LEASE ("Lease")

Dated as of March 4, 2008 between [REDACTED] B [REDACTED] AD ORGANIZATION, LTD., a New York corporation, having an address at 90 East Fifth Street, Bayonne, New Jersey 07002 ("Landlord"), and [REDACTED] 0 [REDACTED] AY ASSOCIATES, LLC, a Delaware limited liability company, having an address c/o GFI Capital Resources Group, Inc., at 50 Broadway, New York, New York 10004 ("Tenant").

WHEREAS, Landlord and Tenant, entered into that certain Lease, dated as of March 4, 2008 (the "Original Lease"); and

WHEREAS, Landlord and Tenant desire to amend the Original Lease and to have the Original Lease, as so amended, replaced by this Lease and restated in one comprehensive document that supersedes all prior covenants, agreements and understandings of the parties with respect to the subject matter of the Original Lease.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is acknowledged, the Original Lease is hereby amended and restated as the date hereof and Landlord and Tenant covenant and agree as follows:

## ARTICLE I

## EXHIBITS; DEFINITIONS

1.1 The following Exhibits are annexed hereto and made a part hereof:

- (a) Exhibit A, the legal description of the Demised Premises.
- (b) Exhibit B, the list of Existing Subleases in effect as of the Commencement

Date.