

NET LEASE, made as of the 21st day of November, 2013, by and between D [REDACTED] AST, LLC, with offices at c/o Dorothea Wu, 55 East 86<sup>th</sup> Street #4A, New York, New York 10028, (the "Landlord") and [REDACTED] NY, LLC a Delaware limited liability company, having an address at c/o Gibney, Anthony & Flaherty, LLP, 665 Fifth Ave., New York, NY 10022 (the "Tenant").

#### ARTICLE 1 - Definitions

1.1. As used herein, the following terms and phrases shall have the meanings indicated:

- (a) Affiliate: Defined in Section 21.8.
- (b) Alterations: Defined in Section 10.1.
- (c) Bankruptcy Event: Any of the events specified in Section 17.1(a) and/or
- (b). Broker: Defined in Section 24.1.
- (e) Commencement Date: Defined in Section 2.2.
- (f) Construction Guaranty: Defined in Section 11.4.
- (g) Demised Premises: The entire building, land and other improvements located at 20 East 63<sup>rd</sup> Street, New York, New York.
- (h) Effective Date: Defined in Section 2.2
- (i) Environmental Laws: Defined in the definition of Hazardous Materials (as defined herein).
- (j) Estimated Tax Statement: Defined in Section 5.2.
- (k) Event of Default: Defined in Section 17.1.
- (l) Expiration Date: Defined in Section 2.2.
- (m) Fee Mortgage: That certain Consolidation, Modification, Extension and Spreader of Mortgage dated as of October 7, 2005 from Landlord in favor of Community National Bank encumbering the Demised Premises, which was recorded in the Office of the Register of the City of New York on December 30, 2005, as the same may be amended, consolidated and/or restated from time to time and any subsequent mortgage encumbering Landlord's interest in the Demised Premises, as the same may be amended, consolidated and/or restated from time to time.
- (n) Final Tax Statement: Defined in Section 5.2.