

INDENTURE OF LEASE, dated as of this 10th day of March, 2014, between 480 PARK AVENUE CORP., a New York corporation with an address at [REDACTED] Park Avenue, New York, New York 10022, Attention: President (hereinafter referred to as "Landlord" or "Owner") and [REDACTED] CO LLC, a Delaware limited liability company having an address at 45 East 58th Street, New York, New York 10022 (hereinafter referred to as "Tenant").

W I T N E S S E T H:

ARTICLE 1

DEMISED PREMISES: TERM

1.1 Landlord hereby leases to Tenant and Tenant hereby hires from Landlord (x) a portion of the ground floor ("Ground Floor Premises") and (y) a portion of the basement floor (the "Basement Premises") (as each shown by shading on the floor plans annexed hereto as Exhibit A and Exhibit A-1 and made a part hereof) in the building known as 480 Park Avenue, hereinafter called the "Building," in the Borough of Manhattan, City, County and State of New York, (the Ground Floor Premises and the Basement Premises, collectively herein after referred to as the "Premises" or the "Demised Premises"). The mailing address of the Demised Premises is 45 East 58th Street, New York, New York 10022.

TO HAVE AND TO HOLD unto Tenant, its successors and permitted assigns, for the term of ten (10) years to commence on a date (the "Commencement Date") which is the earlier to occur of:

(i) the date hereof, or

(ii) the date Tenant or anyone claiming by, under or through Tenant shall first occupy any part of the Demised Premises for any purpose including the preparation of the same for Tenant's initial occupancy;

and to end on the last day of the month in which the tenth (10th) anniversary of the Commencement Date occurs ("Expiration Date") unless the term shall terminate sooner pursuant to any of the terms of this Lease or pursuant to law, YIELDING AND PAYING the rents and additional rents hereinafter set forth, all on the covenants, conditions and agreements hereinbefore and hereinafter stated.

ARTICLE 2

COMMENCEMENT OF TERM

2.1 The term of this Lease (and the payment of rent hereunder) shall commence on the Commencement Date.