

1 INDENTURE OF LEASE ("Lease"), dated as of this 5th day of July, 2017, between
2 1155 PROPERTIES II LLC, a Delaware limited liability company, having offices at c/o Royal Realty
3 Corp., One Bryant Park, New York, New York 10036 (hereinafter referred to as "Landlord" or "Owner")
4 and 11 [REDACTED] Corp., a New York limited liability
5 company, [REDACTED], New York, New York 10018 (hereinafter
6 referred to as "Tenant").

7 WITNESSETH:

8 ARTICLE I

9 DEFINITIONS; DEMISED PREMISES; TERM

10
11 1.1 Defined Terms. As used in this Lease, the following terms shall have the following
12 meanings, such meanings to be equally applicable to both the singular and plural forms of the terms
13 defined:

14 "Acceptable Guarantor" shall have the meaning set forth in Section 38.1 hereof.

15 "ADA" shall mean the Americans with Disabilities Act, Title III, Article 42 U.S.C.S.
16 §§12181-12189 and any amendments thereto.

17 "Additional Insureds" shall have the meaning set forth in Section 16.3 hereof.

18 "Additional Rent" or "additional rent" shall have the meaning set forth in Section 3.2
19 hereof.

20 "Additional Work" shall have the meaning set forth in Section 2.2B hereof.

21 "Alterations" shall have the meaning set forth in Section 13.1 hereof.

22 "Article 25 Arbitration Notice" shall have the meaning set forth in Section 25.1 hereof.

23 "Bankruptcy Code" shall mean, collectively, Title 11 of the U.S. Code or any other
24 present or future law of any jurisdiction which is applicable to Tenant for the relief, liquidation or
25 rehabilitation of debtors, as amended.

26 "Bankruptcy Event" shall have the meaning set forth in Section 19.1 hereof.

27 "Base Tax" shall have the meaning set forth in Section 4.1A(1) hereof.

28 "Broker" shall have the meaning set forth in Article 27.1 hereof.

29 "Building" shall have the meaning set forth in Section 1.2 hereof.

30 "Building Business Hours" shall have the meaning set forth in Section 6.3 hereof.

31 "Business Days" or "business days" shall have the meaning set forth in Section 6.3
32 hereof.