

AGREEMENT OF LEASE

THIS AGREEMENT OF LEASE (collectively, as amended from time-to-time, this "Lease") is made as of March 13, 2009, between [REDACTED], LLC ("Landlord"), a Delaware limited liability company, having an office c/o Swig Equities, LLC, 770 Lexington Avenue, New York, New York 10065 and [REDACTED] GROUP, LLC ("Tenant"), a Delaware limited liability company, having an office at 400 Market Street, Suite 320, Philadelphia, Pennsylvania 19106.

WITNESSETH: Landlord hereby leases to Tenant and Tenant hereby hires from Landlord a portion of the 27th floor consisting of approximately 1,990 rentable square feet, substantially as shown by the hatching on Exhibit A attached hereto (the "Premises"), in the building known as [REDACTED] Broad Street (the "Building"), in the Borough of Manhattan, City of New York, for the term to commence on the day set forth in Article 3(a), and to end on the day set forth in Article 3(a) (or until such term shall sooner cease and expire as hereinafter provided). Tenant agrees to pay Rent in lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, in equal monthly installments in advance on the first day of each month during said term, at the office of Landlord or such other place as Landlord may designate, without any set off or deduction whatsoever, except as set forth in Article 3(d) or as otherwise specifically provided for in this Lease. The rentable square footage of the Building and the Premises have been mutually determined and agreed upon by Landlord and Tenant for purposes of this Lease, and Landlord makes no representation whatsoever as to the actual square feet contained in the Premises or the Building or any portions thereof.

In the event that, at the commencement of the term of this Lease, or thereafter, Tenant shall be in default in the payment of rent to Landlord pursuant to the terms of another lease for space in the Building with Landlord or with Landlord's predecessor in interest, Landlord may at Landlord's option and without notice to Tenant add the amount of such arrears to any monthly installment of rent payable hereunder and the same shall be payable to Landlord as additional rent.

The parties hereto, for themselves, their heirs, distributees, executors, administrators, legal representatives, successors and assigns, hereby covenant as follows:

1. **Rent.** Tenant shall pay the rent as above and as hereinafter provided.
2. **Use and Occupancy.** Tenant shall use and occupy the Premises for general, executive and administrative offices and for no other purpose.
3. **Term; Fixed Rent.**

(a) The term of this Lease shall commence on the earliest date by which all of the following has occurred: (i) the execution by Landlord and Tenant of this Lease, (ii) the delivery by Tenant to Landlord of an executed original of the Guaranty of Lease in accordance with this Lease, and (iii) the execution and delivery of any other documents required hereunder (the earlier of such dates, the "Commencement Date") and shall end at 11:59 p.m. on the last day of the month in which the five (5) year and three (3) month anniversary of the Possession Date occurs (the "Expiration Date"), or on such earlier date upon which the term of this Lease shall expire or be canceled or terminated pursuant to any of the terms, conditions or covenants of this Lease or