

RETAIL LEASE

THIS RETAIL LEASE (this "Lease"), made as of this 12 day of OCTOBER, 2017, by and between OF , a New York limited liability company, as landlord, having an address at c/o MJ Orbach Associates Inc., 70 West 36th Street, Suite 10B, New York, New York 10018 and ENTERPRISES MYRTLE SK 1544 LLC, a New York limited liability company, as tenant, having an office at c/o Lester Zeigler, 5930 Doral Ct., New Orleans, Louisiana 70128.

ARTICLE I
BASIC LEASE INFORMATION

- 1.1 Lease Date: As of the 12 day of OCTOBER, 2017 (the "Lease Date")
- 1.2 Landlord: LLC, a New York limited liability company ("Landlord")
- 1.3 Tenant: ENTERPRISES MYRTLE SK 1544 LLC, a New York limited liability company ("Tenant")
- 1.4 Property: The building, fixtures, equipment and other improvements and appurtenances located at and having an address of Myrtle Avenue, Brooklyn, New York (the "Building"), together with the land on which it is located.
- 1.5 Premises: A portion of the Condominium Unit designated as Store #3, as more particularly shown on Exhibit A attached hereto ("Premises").
- 1.6 Term: The period commencing on the Commencement Date and ending on the Expiration Date, unless earlier renewed pursuant to the terms of Section 3.3 or terminated in accordance with the terms of this Lease or by law (the "Term").
- 1.7 Commencement Date: The earlier of: (a) the date on which Landlord delivers possession of the Premises to Tenant in the Delivery Condition (defined in Exhibit E-1 hereto) and (b) the date on which Tenant occupies all or a portion of the Premises and begins conducting its business therein in the ordinary course (such earlier date, the "Commencement Date").
- 1.8 Expiration Date: 11:59 pm local time on the last day of Lease Month 120 (the "Expiration Date").
- 1.9 Security Deposit: \$35,000.00 (the "Security Deposit"), subject to reduction pursuant to the terms of Section 3.3.4.