

Retail Restaurant Lease (this "Lease" or "lease") dated as of November 14, 2017, between Interstate 1370, LLC, a Delaware limited liability company, and Anuj [REDACTED] wal [REDACTED] [REDACTED] tha [REDACTED] via [REDACTED] ler- [REDACTED] wal, [REDACTED] ees [REDACTED] the [REDACTED] wal [REDACTED] Family [REDACTED] 1 [REDACTED] Term [REDACTED] st, [REDACTED] er [REDACTED] st [REDACTED] ment [REDACTED] ed as of December 19, 2011, as tenants in common ("Landlord"), and DIG INN #2 [REDACTED] ICH STREET LLC, a Delaware limited liability company ("Tenant").