NYSCEF DOC. NO. 8

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Retail Restaurant Lease

Retail Restaurant Lease (this "Lease" or "lease") dated as of November 14, 2017, between Interstate 1370, LLC, a Delaware limited liability company, and Anuj lerwal Francily 11 wal, ees 📑 e `erm í nent i ed as of December 19, 2011, as tenants in common ("Landlord"), er **m**ist and DIG INN **FICH STREET LLC**, a Delaware limited liability company ("Tenant").

Article 1. Basic Terms and Certain Definitions.

Section 1.1 Broker. Cushman & Wakefield, Inc., which represents Landlord in this transaction, and Robert K. Futterman & Associates, which represents Tenant in this transaction.

Intentionally Omitted. Section 1.2

Section 1.3 Condominium Documents. That certain Declaration dated February 6, 2015, establishing a plan for condominium ownership of the Building and the Land upon which the Building is situate known as The Sterling Mason, which Declaration was recorded in the Office of the Register of The City of New York of the County of New York ("Register's Office") on April 27, 2015, as CRFN 2015000140704 ("Declaration"), related floor plans and the By-laws of the Condominium, as any of the foregoing have heretofore or hereafter from time to time may be amended, restated, supplemented or modified.

Section 1.4 Fixed Rent. Tenant shall pay Fixed Rent for the Initial Term in accordance with the following rental chart:

		Annual Fixed	
		Rent (Based on	
		12 Full Calendar	
		Months)	Monthly
Lease Year	*1	\$269,445.00	\$22,453.75
Lease Year	2	\$277,528.35	\$23,127.36
Lease Year	3	\$285,854.20	\$23,821.18
Lease Year	4	\$294,429.83	\$24,535.82
Lease Year	5	\$303,262.72	\$25,271.89
Lease Year	6	\$312,360.60	\$26,030.05
Lease Year	7	\$321,731.42	\$26,810.95
Lease Year	8	\$331,383.36	\$27,615.28
Lease Year	9	\$341,324.86	\$28,443.74
Lease Year	10	\$351,564.61	\$29,297.05
Lease Year	9	\$331,383.36 \$341,324.86	\$27,615.28 \$28,443.74

^{*}From the Commencement Date through the end of the Lease Year. This period includes (i) twelve (12) months and (ii) an additional period of free rent with respect to Fixed Rent only of one hundred and fifty (150) days, a total of approximately seventeen (17) months.