

WESTFIELD CENTURY CITY

City of Los Angeles
County of Los Angeles
State of California

LEASE

THIS LEASE is made as of this 25th day of May, 2017 (the "Commencement Date"), by and between CENTURY CITY MALL, LLC, a Delaware limited liability company, whose address is 2049 Century Park East, 41st Floor, Los Angeles, California 90067 ("Landlord"), and CA RESTAURANT GROUP LLC, a Delaware limited liability company, whose address is: 113 Horatio Street, New York, New York 10014 ("Tenant")

Landlord, in consideration of the rent to be paid and the covenants to be performed by Tenant, does hereby, subject to the provisions of this Lease, demise and lease unto Tenant, and Tenant hereby rents and hires from Landlord, those certain premises identified on Exhibit A-2 attached hereto and made a part hereof ("the Premises") which is in and part of the development commonly known as "WESTFIELD CENTURY CITY," a general site plan of which development is shown on Exhibit A-1 attached hereto and made a part hereof. The term "Development" as used herein shall include the real property shown on Exhibit A-1, the Department Stores, the locations of which are shown on Exhibit A-1, any Floor Area not included in the definition of Shopping Center, the parking facilities and the Shopping Center. Wherever the term "Shopping Center" is used, it shall be deemed to include the areas shown on Exhibit A-1 and shall be deemed to exclude the Department Stores, movie theatre, free standing units, full-service sit-down restaurants, all premises having an exterior entrance that does not front on a common area mall corridor, all basement space not used for retail purposes, and the parking facilities. In the event Landlord elects to enlarge the Shopping Center, any additional area may be included by Landlord in the definition of "Shopping Center" for purposes of this Lease. The term "Department Store" shall be deemed to include any retail store operating or proposed to be operated in the Development the gross leasable Floor Area of whose premises is twenty thousand (20,000) square feet or greater. The term "Floor Area" is defined in Section 27.12. Said site plan shows, among other things, the principal improvements which comprise or will comprise the Development. The Premises is described as follows:

Store No. 1797, being approximately 5,148 square feet, plus the areas identified as "Mezzanine Area" and as "Storage Area" on Exhibit A-2 (provided, however neither the floor area of the Mezzanine Area nor the floor area of the Storage Area shall be included in the computation of "Floor Area" of the Premises).

DATA SHEET

The following references furnish data to be incorporated in the specified sections of this Lease and shall be construed as if set forth in this Lease

(1) Section 1.01: Conditions of Grant:

Shopping Center Mailing Address:

Westfield Century City
10250 Santa Monica Blvd., Suite 1
Los Angeles, CA 90067

(2) Section 1.02: Term:

Latest Rental Commencement Date: March 15, 2018, as may be extended due to Landlord Delays and/or Force Majeure.

Expiration Date of Term The last day of the calendar month following the fifteenth (15th) anniversary of the Latest Rental Commencement Date.

(3) Section 1.03: Late Opening Fee: Waived