

## LICENSE AGREEMENT

License Agreement made as of the 16<sup>th</sup> day of April 2018, by and between [REDACTED] Suites LLC and [REDACTED] LLC.

In consideration of the mutual terms and conditions herein, Licensor agrees to perform the services more particularly described below and, in addition, grants Licensee an exclusive license to use a private office(s) as, from time to time, as designated by Licensor, and in common with other licensees of Licensor, a license to use other facilities and services of Licensor located on the 3<sup>rd</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors of [REDACTED] 1 Broadway, New York, New York 10018 (hereinafter referred to as the "Premises") in accordance with the terms set forth herein.

**1. DEFINITIONS:**

For the purposes of this License Agreement the following terms shall have the meanings ascribed to them below:

- A. Unit(s): Suite Number 3018, 3019 and 3020 as shown on the floor plan located on the 3<sup>rd</sup> floor and/or the 5<sup>th</sup> and/or the 6<sup>th</sup> floor of the Premises annexed hereto as Schedule D.
- B. Premises: 3<sup>rd</sup>, 5<sup>th</sup> and 6<sup>th</sup> floors of the building known as [REDACTED] 1 Broadway, New York, New York 10018.
- C. Name of Licensor: Times Square Suites LLC
- D. Address of Licensor: 14 [REDACTED] Broadway 3<sup>rd</sup>, 5<sup>th</sup> and 6<sup>th</sup> Floor, New York, NY, 10018
- E. Phone Number of Licensor: 212 [REDACTED] 3360
- F. Name of Licensee: [REDACTED] LLC.
- G. Address of Licensee: 25 Broadway New York NY 10004
- H. Phone Number of Licensee: 917-250-1051
- I. Email Address of Licensee: Benkhol@gmail.com
- J. Commencement Date: May 7<sup>th</sup>, 2018 [\$6,500 1<sup>st</sup> year/\$6,600 2<sup>nd</sup> year/ \$6,700 3<sup>rd</sup> year]
- K. Expiration Date: May 31<sup>st</sup>, 2021
- L. Monthly Base License Fee: \$6,500
- M. Initial Set-Up Fee per Suite: \$300 / Waived