Lease Info	Tenant: Landlord: Doc. Date: Abstractor:	1350 Office Suite 1350LLC Mar-19	is LLC					
Documents								
		Tupo		Date				
Document 1:		Type Lease		Mar-19				
Property Information								
Property Name:	1350 Avenue of the A	Americas		City:	New York			
Address:	1350 Avenue of the A	Americas		State:	NY			
				Zip:	10019			
Suite/Floor:	Entire 2nd & 3rd Floo	ors		Country:	USA			
Property Rentable SF:				Currency:	USD			
Tenant Information								Page
Lease Status:		Active		Rentable SF:		24,833 (2nd), 2	25,088 (3rd)	3
				Total Rentable SI	F:	49,921		3
Space Use:		support thereof for	be used and occupied for execut Tenant's business of operating Individual offices within the Prem	a first-class, premium, fu	ull service executiv			3
·) 	in the licensing of in						
Financial Clauses:		in the licensing of in						
-		in the licensing of in						Page
Financial Clauses: Dates Lease Commencement:	12/1/20	in the licensing of in						Page 4
Financial Clauses: Dates Lease Commencement: Rent Commencement:	12/1/20 12/1/20	in the licensing of in						4 4
Financial Clauses: Dates Lease Commencement: Rent Commencement: Expiration Date:	12/1/20 12/1/20 11/30/30	in the licensing of in						4
Financial Clauses: Dates Lease Commencement: Rent Commencement:	12/1/20 12/1/20	In the licensing of in						4 4
Financial Clauses: Dates Lease Commencement: Rent Commencement: Expiration Date:	12/1/20 12/1/20 11/30/30	Start Date	End Date	Annual	Monthly	SF	PSF/Year	4 4
Financial Clauses: Dates Lease Commencement: Rent Commencement: Expiration Date: Term (Years):	12/1/20 12/1/20 11/30/30			Annual \$3,194,944.00	Monthly \$266,245.33	SF 49,921	PSF/Year \$64.00	4 4 4
Financial Clauses: Dates Lease Commencement: Rent Commencement: Expiration Date: Term (Years): Rent	12/1/20 12/1/20 11/30/30 10.00	Start Date	End Date		-			4 4 4 Page
Financial Clauses: Dates Lease Commencement: Rent Commencement: Expiration Date: Term (Years): Rent	12/1/20 12/1/20 11/30/30 10.00 Years 1 - 5 Years 6 - 10	Start Date 12/1/20	End Date 11/30/25	\$3,194,944.00	\$266,245.33	49,921	\$64.00	4 4 9 Page 71 71
Financial Clauses: Dates Lease Commencement: Rent Commencement: Expiration Date: Term (Years): Rent Fixed annual Rent:	12/1/20 12/1/20 11/30/30 10.00 Years 1 - 5 Years 6 - 10	Start Date 12/1/20 12/1/25	End Date 11/30/25 11/30/30	\$3,194,944.00 \$3,244,865.00	\$266,245.33 \$270,405.42	49,921	\$64.00	4 4 9 Page 71
Financial Clauses: Dates Lease Commencement: Rent Commencement: Expiration Date: Term (Years): Rent Fixed annual Rent: Escalations / Expenses RE Tax:	12/1/20 12/1/20 11/30/30 10.00 Years 1 - 5 Years 6 - 10	Start Date 12/1/20 12/1/25 Type Base Stop	End Date 11/30/25 11/30/30 Base Year 2020/2021	\$3,194,944.00 \$3,244,865.00 Percent 9.47%	\$266,245.33 \$270,405.42	49,921	\$64.00 \$65.00	4 4 7 71 71 71 Page
Financial Clauses: Dates Lease Commencement: Rent Commencement: Expiration Date: Term (Years): Rent Fixed annual Rent: Escalations / Expenses	12/1/20 12/1/20 11/30/30 10.00 Years 1 - 5 Years 6 - 10	Start Date 12/1/20 12/1/25 Type	End Date 11/30/25 11/30/30 Base Year	\$3,194,944.00 \$3,244,865.00 Percent	\$266,245.33 \$270,405.42	49,921	\$64.00 \$65.00	4 4 7 71 71 71 Page

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HVAC:

M-F 8am-6pm during air conditioning season (Approx. 5/15 - 10-15)

The price charged for after-hours air conditioning service as of the date of this Lease is \$599.00 per hour, plus sales tax, if applicable, subject to future increases from time to time on a nondiscriminatory basis. After-hours air conditioning service may only be requested for a minimum of four (4) hours.

Contact Information & Notices

Contact	Company Name	Address	Page
Landlord:	1350LLC	420 Lexington Avenue, New York, New York 10170	3
Tenant:	1350 Office Suites LLC	786 Walt Whitman Road, Melville, New York 11747	3

Lease Provisions		Page
Prohibitive Uses:		4
Assignment:		5
Subletting:		5
Default:		14
Alterations:		16 / 62
Repairs:		21
Insurance:	\$5,000,000, general aggregate per location, \$5,000,000, per occurrence for bodily injury and property damage, \$5,000,000, personal and advertising injury, \$1,000,000, fire legal liability	51
Security Deposit:	Tenant shall deposit with Landlord the sum of\$1,33,226.67 as security (the "Security") for the performance by Tenant of the provisions of this Lease as follows: (i) upon Tenant's execution and delivery of this Lease, the sum of \$532,490.67; (ii) upon the first (Ist) anniversary of the date of this Lease, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iii) on or prior to January I, 2021, time being of the essence, the sum of \$532,490.67; and (iiii) on o	
	Upon at least thirty (30) days' notice to Landlord given at anytime on or after December 1, 2023, Tenant may reduce the amount of the Security by, and request that Landlord return to it, the sum of \$266,245.33, so that the amount of the Security held by Landlord thereafter shall be \$1,064,981.33 (the "Reduced Security")	
Compliance with Law:		28
Guarantee		Page
Good Guy Guarantee:		
Abstract / Audit Informat	ion	1
Date Prepared:		
Abstracted By:		

Reviewed By: