LEASE AMENDMENT

ADDRESS OF PREMISES: 17-19 West 34th Street, New York, NY 1001

THIS AMENDMENT is made and entered into between: 17-19 West 34th Street Realty, LLC
whose address is: 19 West 34th Street, Suite 918, New York, NY 10001
hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease to establish the final fully serviced rent to include Shell, Operating, Tenant Improvement and Building Specific Amortized Capital Costs.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective April 30, 2015 as follows:

1.01 RENT AND OTHER CONSIDERATION (SEP 2013)

A. The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

<table>
<thead>
<tr>
<th></th>
<th>FIRM TERM</th>
<th>NON FIRM TERM</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>YEARS 2-5</td>
<td>YEARS 6-10</td>
</tr>
<tr>
<td>SHELL RENT</td>
<td>$402,836.40</td>
<td>$472,890.24</td>
</tr>
<tr>
<td>TENANT IMPROVEMENTS</td>
<td>$3,857.51</td>
<td>$0.00</td>
</tr>
<tr>
<td>OPERATING COSTS</td>
<td>$112,107.60</td>
<td>$112,107.60</td>
</tr>
<tr>
<td>BUILDING SPECIFIC</td>
<td>$914.40</td>
<td>$0.00</td>
</tr>
<tr>
<td>AMORTIZED CAPITAL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(BSAC)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL ANNUAL RENT</td>
<td>$519,715.91</td>
<td>$584,997.84</td>
</tr>
</tbody>
</table>

Shell rent calculation:
(Firm Term) $37.55 per RSF multiplied by 10,728 RSF

This Lease Amendment contains 2 page(s).

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR BY:  
Signature:  
Name:  
Title:  
Entity Name: 17-19 West 34th Street Realty, LLC  
Date: 1-22-15

WITNESSED FOR THE LESSOR BY:  
Signature:  
Name:  
Title:  
Date: 1-22-15

FOR THE GOVERNMENT:  
Signature:  
Name:  
Title:  
Date: 2-12-15

GSA, Public Buildings Service

Lease Amendment Form 12/12
(Non Firm Term) $44.08 per RSF multiplied by 10,728 RSF

The Tenant Improvement Allowance of $16,430.05 is amortized at a rate of 0 percent per annum over 4 years.

Operating Costs rent calculation: $10.46 per RSF multiplied by 10,728 RSF

Building Specific Amortized Capital (BSAC) of $4,572.75 is amortized at a rate of 0 percent per annum over 5 years

If the Government occupies the Premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month.