

FIRST AMENDMENT TO LEASE

This **FIRST AMENDMENT TO LEASE** (this "Amendment") dated as of December 8, 2021 (the "Effective Date"), by and between **HUTCH 34 INDUSTRIAL STREET LLC**, a New York limited liability company ("Landlord"), having an address at 1250 Waters Place, PH1, Bronx, New York 10461, and **MVC MSO, LLC**, a Delaware limited liability company ("Tenant"), having an address at 7125 Orchard Lake Road, #120, West Bloomfield Township, Michigan 48322.

WHEREAS, Landlord, as landlord, and Tenant, as tenant, entered into that certain Lease dated as of April 18, 2018 (the "Original Lease"), as amended by that certain Commencement Date Agreement dated as of June 1, 2018 (the "Commencement Date Agreement"; the Original Lease as amended by the Commencement Date Agreement, the "Lease"), with respect to that certain premises on the second (2nd) floor known as Suite 260 (such premises, the "Original Premises") located in the building (the "Building") located at the Hutchinson Metro Center and having an address of 34 Marconi Street, Bronx, New York 10461, as such Original Premises is more particularly described in the Lease;

WHEREAS, Tenant desires to lease, from Landlord, and Landlord desires to lease to Tenant, certain additional premises also on the second (2nd) floor of the Building, containing approximately 2,003 rentable square feet, and known as Suite 215, the location of which is labeled as "Suite 215" on **Exhibit A** annexed hereto (such premises, the "Additional Premises"); and

WHEREAS, Tenant and Landlord also desire to extend the term of the Lease, and make certain additional modifications to the Lease as set forth in this Amendment.

NOW, THEREFORE, in consideration of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed that the Lease is modified as follows:

1. Capitalized terms used in this Amendment without definition shall have the terms set forth in the Lease. To the extent of any inconsistency between this Amendment and the Lease, this Amendment shall control.

2. As of the Additional Premises Commencement Date, the Premises are expanded hereby to include the Additional Premises (the Original Premises and the Additional Premises, the "Combined Premises"), and the term "Premises" in the Lease shall mean and refer to the Combined Premises. Exhibit A of the Original Lease shall be deleted in its entirety and replaced with **Exhibit A** annexed hereto, as **Exhibit A**, in addition to showing the Additional Premises, shows the Original Premises labeled as "Suite 260."

3. As of the Effective Date, the term "Expiration Date," as defined in Article 1.02 of the Lease, and as set forth in Section 4 of the Commencement Date Agreement, for both the Original Premises and the Additional Premises shall be deemed to be the last date of the calendar

month in which the fifteenth (15th) anniversary of the Additional Premises Commencement Date shall occur.

4. The “Additional Premises Commencement Date” shall be the earliest to occur of (i) Substantial Completion of the Additional Premises Work (as defined below), (ii) the date on which Substantial Completion of the Additional Premises Work would have occurred, but for delays of any kind caused by Tenant or persons within Tenant’s control, including, without limitation Tenant Changes, Delaying Items, Delayed Submissions (each as defined below), or (iii) on such date Tenant, or anyone claiming under or through Tenant, first occupies the Additional Premises or any portion thereof for the conduct of Tenant’s business (with the understanding that in the event Tenant enters the Additional Premises in accordance with this Amendment for the purposes of delivering and installing Tenant’s telecommunication and data equipment, such actions shall not be considered the conduct of Tenant’s business for the purposes of determining the Additional Premises Commencement Date). Tenant acknowledges that if Tenant desires to occupy the Additional Premises prior to Substantial Completion of the Additional Premises Work, it may do so only with Landlord’s prior written consent, which may be granted or withheld in Landlord’s sole discretion, and if granted, may be subject to any conditions as Landlord deems appropriate, except in the case Tenant desires to deliver and install Tenant’s telecommunication and data equipment as to which Landlord’s consent shall not be unreasonably withheld, conditioned or delayed. Upon the occurrence of the Additional Premises Commencement Date, Landlord and Tenant shall enter into an updated Rent Commencement Date Agreement, setting forth the Additional Premises Commencement Date, and the Expiration Date, as amended by this Amendment, in the form of **Exhibit B** annexed hereto.

5. (a) Subject to completion by Landlord, or Landlord’s General Contractor (as defined below), of the Additional Premises Work (as defined below) Landlord is delivering and Tenant shall accept the Additional Premises “AS IS” and Landlord makes no representation as to the repair, condition or working order of the Additional Premises. As used herein, the term “Landlord’s General Contractor” means a general contractor or construction manager selected by Landlord which shall be responsible for the performance of the Additional Premises Work (which may be Landlord if Landlord elects to act in such capacity). Except as permitted by Landlord and as expressly permitted in this Amendment, Tenant shall not enter the Additional Premises (other than for making inspections or taking measurements therein) or perform any Tenant’s Additional Premises Fit-out (as defined below) prior to Substantial Completion of the Additional Premises Work. Except as expressly permitted in this Amendment, Tenant shall not occupy the Additional Premises for the conduct of Tenant’s business until (i) Substantial Completion of the Additional Premises Work and (ii) in the event required in Landlord’s reasonable judgement, Tenant delivers to Landlord lien waivers from all contractors, subcontractors and suppliers who shall have provided labor or materials therefor.

(b) The “Additional Premises Work” shall consist of items set forth on the plans and specifications (the “Plans”) annexed hereto as **Exhibit C** for the Additional Premises and the portion of the Original Premises adjacent to the Additional Premises, to be constructed in such space with finishes that are, in Landlord’s opinion, substantially similar to the finishes in the Original Premises installed as part of Landlord’s Work. Subject to Section 5(c) of this

Amendment, if Tenant requests any changes or upgrades (“Tenant Changes”) to Additional Premises Work, then Tenant may submit such Tenant Changes to Landlord, which Landlord shall determine if acceptable in Landlord’s reasonable discretion. If such Tenant Changes are acceptable to Landlord, and Landlord agrees to perform such Tenant Changes, then the portions of the Additional Premises, which are not completed by the date of Substantial Completion of Additional Premises Work as a result of such Tenant Changes shall be excluded in determining the Additional Premises Commencement Date in accordance with Section 4 of this Amendment.

(c) Landlord, or Landlord’s General Contractor, shall, subject to the terms of this Section 5(c), at Landlord’s sole cost and expense, perform all of the Additional Premises Work. Additional Premises Work shall not include any Tenant’s Additional Premises Fit-out, items which are movable personalty, trade fixtures or other non-construction items, including, without limitation, furniture, movable partitions, signs, logos and all Tenant’s medical equipment, any upgrades or modifications, including, without limitation, Tenant Changes to Additional Premises Work, whether or not such items are shown on the Plans. Any increased cost of the Additional Premises Work resulting from changes to the Additional Premises Work or to the Plans requested by Tenant, including, without limitation, Tenant Changes, shall be paid by Tenant within five (5) days after receipt of Landlord’s invoice therefor.

(d) Tenant shall contract directly for materials and labor for Tenant’s medical equipment, woodwork, telecommunications, security systems, and specialty electrical, plumbing and low voltage wiring work, and any other work required for Tenant’s use of the Additional Premises, outside of Additional Premises Work (“Tenant’s Additional Premises Fit-out”), and shall perform such work in accordance with Article 12 of the Original Lease (with the understanding that Tenant’s Additional Premises Fit-out shall be considered an Alteration).

(e) Nothing herein shall entitle Tenant, without Landlord’s consent, to set off any unpaid cost and expense of the Additional Premises Work payable by Landlord or the amount of any claims by Tenant with respect to the Additional Premises Work against Fixed Rent or Additional Charges, and Tenant’s sole remedy in the event Landlord does not pay any cost or expense or in the event of any such claim shall be to institute a separate action against Landlord seeking payment of or reimbursement of such cost and expense. Landlord shall have no obligation to pay any cost and expense of the Additional Premises Work if at any time Tenant is in default after the giving of any required notice and lapse of applicable grace periods under any of the terms and conditions of the Lease, as amended by this Amendment, and in such event Tenant shall be directly responsible for the cost and expense of the Additional Premises Work.

(f) “Substantial Completion of the Additional Premises Work” shall mean the date on which the Additional Premises Work is substantially complete, as determined by Landlord in its reasonable discretion, notwithstanding the fact that minor or insubstantial details of construction or mechanical adjustments remain to be performed, including, without limitation, Tenant’s Punch List (as defined below). Within seven (7) Business Days following Substantial Completion of the Additional Premises Work, Tenant shall inspect the Additional Premises and deliver an itemized good faith punch list of work not done, not completed or in need of repair with respect to Additional Premises Work (“Tenant’s Punch List”). Any item not on Tenant’s

Punch List which could reasonably have been discovered during Tenant's Punch List inspection of the Additional Premises shall be deemed irrevocably waived by Tenant. Upon receipt of Tenant's Punch List, Landlord or Landlord's General Contractor shall diligently (but in accordance with good construction practice), make all appropriate Tenant's Punch List repairs within sixty (60) days of such receipt.

(h) If any plans and specifications, including, without limitation, the Plans, or responses submitted by Tenant to Landlord hereunder shall contain any item or items of work (the "Delaying Items"), that, in Landlord's reasonable judgment, may cause the delay of the Substantial Completion of the Additional Premises Work, then Landlord may notify Tenant of such determination and shall specify the Delaying Items and its reasons for so designating such items. Tenant shall then have the option, to be exercised within three (3) Business Days after its receipt of Landlord's notice, either to (i) agree that the Delaying Item and any other item or work actually delayed as a result of the Delaying Item, or in the judgment of Landlord affected by the Delaying Item, shall be excluded in determining the Additional Premises Commencement Date in accordance with Section 4 of this Amendment, or (ii) remove the Delaying Items from the plans and/or replace the Delaying Items with item(s) which shall not, in Landlord's judgment, prevent timely Substantial Completion of the Additional Premises Work.

(i) If all or a portion of the plans and specifications are not completed and submitted by the Effective Date, or if Tenant does not respond within three (3) Business Days after an inquiry, which inquiry may be by writing, by email, or by such other communication, by Landlord regarding the plans and specifications or the work set forth therein (the foregoing being referred to as "Delayed Submissions"), the portions of the Additional Premises which are not completed by the date of Substantial Completion of the Additional Premises Work as a result of such Delayed Submissions, shall be excluded in determining the Additional Premises Commencement Date in accordance with Section 4 of this Amendment.

(j) Tenant has been advised of the importance to Landlord of completing the Additional Premises as speedily as possible and the great financial loss to Landlord resulting from a delay thereof. If Tenant, or persons within Tenant's control, delay the progress or completion of work required to be performed by Landlord hereunder or pursuant to any separate agreement, or delay Substantial Completion of the Additional Premises Work by (i) failing to submit to Landlord timely the plans and specifications, or failing to approve any estimate for additional work or failing to make necessary revisions in the plans and specifications within the time required, or delaying any selections of material to be made by Tenant, (ii) requesting changes in the plans and specifications or of any items to be provided by Landlord, (iii) otherwise interfering with or delaying Landlord's performance, or (iv) failing to obtain lien waivers from Tenant's architects, engineers, decorators, designers or contractors, then in addition to any acceleration of the Additional Premises Commencement Date, then Tenant shall reimburse Landlord for the additional cost to Landlord resulting from such delay within five (5) days after being billed therefor, whether or not the Term has commenced. The foregoing provisions shall be in addition to, and not in limitation of any other rights Landlord shall have hereunder or at law.

(k) All disputes arising under this Section 5 (each such dispute, a “Construction Dispute”), including without limitation a dispute concerning the date of the Additional Premises Commencement Date, shall be resolved by the arbitration procedure set forth in this Section 5(k). In the event of a Construction Dispute, Tenant agrees to pay and perform all of its obligations which are the subject of such dispute, on or before the dates specified in the Lease, as amended by this Amendment, until such time as the Construction Dispute is so resolved by such arbitration. During the period commencing on the date of commencement of the Additional Premises Work and ending one hundred twenty (120) days after the Substantial Completion of the Additional Premises Work (such period, the “Arbitration Period”), either Landlord or Tenant may request that any Construction Dispute be submitted to arbitration before a single arbitrator in accordance with this Section 5 by giving a Notice of Dispute (as defined below) to the other party. Failure of Landlord or Tenant to give a Notice of Dispute during the Arbitration Period shall be a waiver by Landlord or Tenant of any claim arising from such dispute. All Construction Disputes shall be submitted to arbitration within thirty (30) days after either party receives, during the Arbitration Period, notice from the other that a dispute or disagreement exists and requesting that the dispute be submitted to arbitration (such notice, the “Notice of Dispute”).

(l) The arbitrators shall be registered architects or construction company executives having at least ten (10) years’ experience in construction matters in New York City. Landlord and Tenant shall each designate an arbitrator within fifteen (15) days after the receipt of the Notice of Dispute. If either party fails to do so on or before such date, time being of the essence, the arbitrator designated by the other party shall be the sole arbitrator. If each party timely designates an arbitrator, such arbitrators shall within ten (10) days select a third arbitrator. In the event that the parties are unable to agree, for any reason, on the choice of the third arbitrator within such ten (10) day period, Landlord or Tenant may request the American Arbitration Association in New York City to designate a registered architect or construction company executive to act as the third arbitrator and such choice shall be deemed consented to by all parties. The third arbitrator shall be designated in accordance with the American Arbitration Association Construction Industry Arbitration Rules and Mediation Procedures (Including Procedures for Large, Complex Construction Disputes), in effect as of the date arbitration is commenced (the “Construction Arbitration Rules”).

(m) The arbitrator shall conduct the arbitration under the Construction Arbitration Rules then in effect. The arbitrator shall determine whether delays by Tenant attributable to the matter submitted to arbitration have delayed Substantial Completion of the Additional Premises Work and shall allocate any such delay to the Tenant. The determination of the arbitrator shall be conclusive and binding upon the parties and judgment upon any award may be entered in any court having jurisdiction over the subject matter of the controversy.

6. As of the Additional Premises Commencement Date, the Fixed Rent for the Premises shall be as set forth on **Exhibit D** annexed hereto (with the understanding that such Fixed Rent is for the Original Premises and the Additional Premises and such Fixed Rent shall replace the Fixed Rent set forth in the Original Lease). Notwithstanding anything to the contrary contained in the Lease, as amended by this Amendment, provided that Tenant is not then in

default of the Lease, as amended by this Amendment, Tenant shall receive the following rental credits (collectively, the “Rental Credit”), (i) on the first day of New Lease Year 1 (as defined in Exhibit D annexed hereto), a rental credit in the amount of Twelve Thousand Four Hundred Thirty-Three and 75/100 Dollars (\$12,433.75), (ii) on the first day of New Lease Year 2, a rental credit in the amount of Twelve Thousand Seven Hundred Forty-Four and 59/100 Dollars (\$12,744.59), and (iii) on the first day of New Lease Year 3, a rental credit in the amount of Thirteen Thousand Sixty-Three and 21/100 Dollars (\$13,063.21). The Rental Credit shall abate during any period of a default. In the event the Tenant is in default beyond any notice and cure at any time during the Term, as extended pursuant to this Amendment, the Rental Credit shall be negated and recoverable by the Landlord and Tenant may be sued for in a non-payment proceeding.

7. As of the Additional Premises Commencement Date, Tenant shall make Tax Payments for the Combined Premises in accordance with the Original Lease, provided that the Lease shall be supplemented such that (i) the term “Tenant’s Tax Percentage” shall be 14.54%, and (ii) the term “Base Tax Year” shall mean the twelve (12)-month period beginning on July 1, 2022 and ending on June 30, 2023.

8. As of the Additional Premises Commencement Date, Tenant shall make Operating Payments for the Combined Premises in accordance with the Original Lease, provided that the Lease shall be supplemented such that (i) the term “Tenant’s Operating Percentage” shall be 14.54%, and (ii) the term “Base Operating Year” shall mean the calendar year 2022.

9. Effective as of the Effective Date, Section 17.07 of the Original Lease is deleted in its entirety and the following added in its place and stead:

“Landlord shall provide Tenant with (y) the exclusive use of two (2) parking spaces in the parking areas serving the Building, and (z) the nonexclusive use of five (5) parking spaces in the parking area located at 1240 Waters Place, a.k.a. 180 Marconi Street, Bronx, New York. Landlord shall have the right, provided that such number of parking spaces available to Tenant is not decreased, to change such parking arrangements, whether the parking at the Building or the parking at 1240 Waters Place, including, but not limited to, providing parking at other locations within the Complex, the use of a parking attendant or valet service and/or the institution of a system using parking cards or passes. Landlord shall have the right to impose a parking fee payable by Tenant or its invitees in connection therewith.”

10. As of the Effective Date, Landlord hereby acknowledges that, subject to the last sentence of this Section 10, Landlord is holding a Security Deposit in the amount of Twelve Thousand Two Hundred Nine and 99/100 Dollars (\$12,209.99). Effective as of the Effective Date, Article 37 of the Original Lease is amended by (i) deleting the text “Nineteen Thousand Two Hundred Nine and 99/100 Dollars (\$19,209.99)” in Section 37.01 and replacing it with the text “Twenty-Five Thousand One Hundred Seventy-Eight and 34/100 Dollars (\$25,178.34)” (with the understanding that, pursuant to the terms of Article 37 of the Original Lease, as amended by this Amendment, the Security Deposit is, as of the Effective Date, \$25,178.34), and

(ii) deleting in its entirety Section 37.02. Simultaneously with Tenant's execution and delivery of this Amendment, Tenant shall pay to Landlord Twelve Thousand Nine Hundred Sixty-Eight and 35/100 (\$12,968.35), so that Landlord will be holding the Security Deposit in the amount of Twenty-Five Thousand One Hundred Seventy-Eight and 34/100 Dollars (\$25,178.34).

11. Effective as of the Effective Date, Section 41.01 of the Original Lease is amended by (i) deleting "Lease Year 6" and replacing it with the text "June 30, 2024", and (ii) deleting "Seventy-Eight Thousand Four Hundred Eleven and 72/100 Dollars (\$78,411.72)" and replacing it with the text "Two Hundred Fifty-Five Thousand Eight Hundred Ninety-Four and 72/100 Dollars (\$255,894.72)".

12. The Original Lease is hereby amended by adding thereto a new Article 42 – Right of First Offer, which shall be read in its entirety as follows:

"42.01 If any rentable space on the second (2nd) floor of the Building outside of the Premises (such space, the "Expansion Space") becomes vacant during the Term or is to become vacant, then Landlord shall notify Tenant, enclosing with such notice (the "Vacancy Notice") the proposed good faith rental terms and conditions of such Expansion Space. Tenant shall have fifteen (15) days after the date of the Vacancy Notice, "time being of the essence," to notify (the "Tenant's Rental Notice") Landlord that Tenant wishes to rent such applicable Expansion Space on the terms and conditions set forth in the Vacancy Notice. If Landlord does not receive Tenant's Rental Notice within such fifteen (15) day period, then Landlord may market and rent such Expansion Space to any third party on any terms and conditions acceptable to Landlord and the right of first offer or refusal to such Expansion Space shall be, thereafter, null and void. Notwithstanding the foregoing if Tenant is in default under this Lease beyond any applicable notice and cure period on (A) the day Expansion Space becomes vacant, then Landlord shall have no obligation to send a Vacancy Notice and Tenant shall no longer have an option to lease such Expansion Space, or (B) the day Landlord receives Tenant's Rental Notice, then Tenant's exercise of such option to lease such Expansion Space shall be null and void and Tenant shall no longer have an option to lease such Expansion Space. In the event that Tenant timely and properly exercises its rights under this Section 42.01, the parties shall immediately be bound by the Vacancy Notice and the subject Expansion Space shall be added to the Premises upon the terms, covenants and conditions set forth in the Vacancy Notice without the necessity of the execution of an amendment to this Lease; provided, however, that at the written request of Landlord or Tenant, the parties shall promptly execute and deliver a written amendment of this Lease reflecting the addition of such Expansion Space to the Premises. Except as specifically set forth in the Vacancy Notice, the provisions of this Lease shall apply with respect to the subject Expansion Space as added to the Premises."

13. Tenant represents and warrants to Landlord that the only broker with whom such party communicated in connection with this Amendment and the leasing of the Additional Premises was London & Co., LLC (the "Broker") and that Tenant had no communication with any other broker concerning the leasing of the Additional Premises. Tenant shall indemnify

Landlord against all costs, expenses, claims, losses and liabilities in connection with a breach of Tenant's representation and warranty in this Section 13 and/or in connection with any claim for a brokerage commission arising out of any communication allegedly had by Tenant with any broker other than the Broker, in connection with Tenant's leasing of the Additional Premises. Landlord hereby agrees to pay Broker in accordance with a separate agreement.

14. The "Miscellaneous" provisions of Article 35 of the Lease are incorporated herein by reference and apply to this Amendment.

15. Except as modified by this Amendment, all of the terms, conditions and provisions of the Lease shall remain in full force and effect.

16. This Amendment shall not be binding upon Landlord unless and until this Amendment has been executed by Landlord and delivered by Landlord to Tenant.

17. This Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which shall be deemed to constitute a single instrument.

18. The recitals set forth in this Amendment are, by this reference, incorporated into and deemed a part of this Amendment.

[No further text.]

IN WITNESS WHEREOF, Landlord and Tenant have executed this First Amendment to Lease as of the Effective Date.

LANDLORD:

HUTCH 34 INDUSTRIAL STREET LLC

By: 
Name: Joseph Simone
Title: Manager

TENANT:

Type text here

MVC MSO, LLC

By: 
Name: Dmitri Ivanov
Title: CEO

EXHIBIT A
THE PREMISES
[attached hereto]

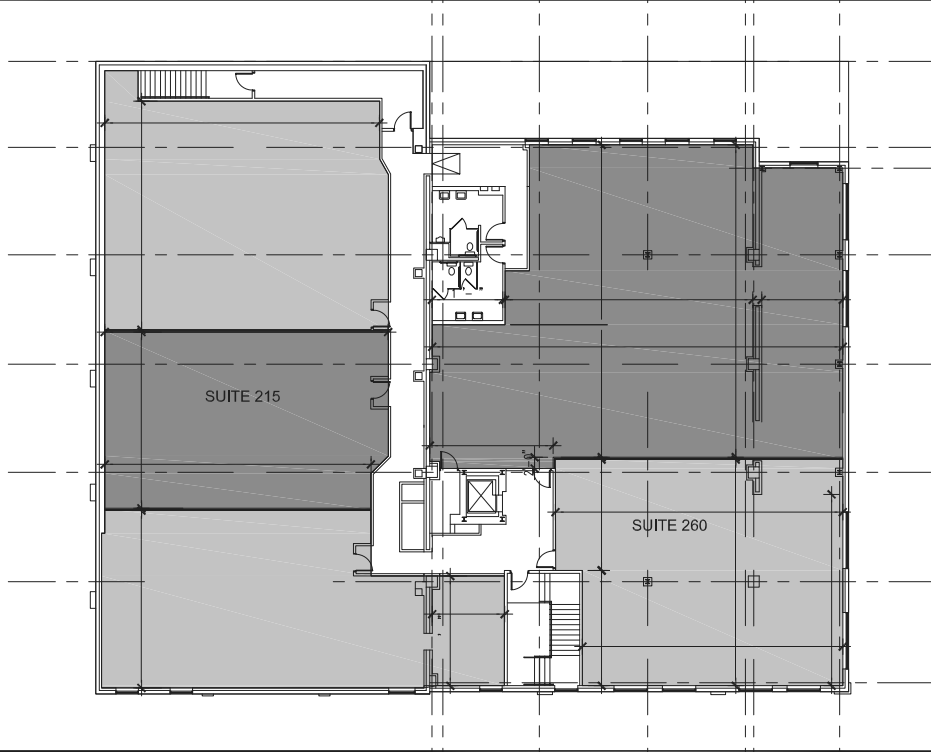
34 INDUSTRIAL STREET

BRONX, NY

DATE: 12-08-2017

JOB #: 16-21

PROJECT TO BE SUBMITTED TO DPW/DOB
FOR REVIEW OF CONSTRUCTION PERMITS TO OCCUPY



ARCHITECTURE • URBAN PLANNING
210 West Rouses Path • Cold Spring Hills, NY 11743

EXHIBIT B

ADDITIONAL PREMISES COMMENCEMENT DATE AGREEMENT

This **ADDITIONAL PREMISES COMMENCEMENT DATE AGREEMENT**, dated as of the _____ day of _____, _____, by and between **HUTCH 34 INDUSTRIAL STREET LLC**, a New York limited liability company ("Landlord"), having an address at 1250 Waters Place, PH1, Bronx, New York 10461, and **MVC MSO, LLC**, a Delaware limited liability company ("Tenant"), having an address at 7125 Orchard Lake Road, #120, West Bloomfield Township, Michigan 48322.

WITNESSETH:

1. Landlord, as landlord, and Tenant, as tenant, entered into that certain Lease dated as of April 18, 2018 (the "Original Lease"), as amended by that certain Commencement Date Agreement dated as of June 1, 2018 (the "Commencement Date Agreement"), and as further amended by that First Amendment to Lease dated as of _____, 202_ (the "First Amendment"; the Original Lease, as amended by the Commencement Date Agreement and the First Amendment, the "Lease"), with respect to that certain premises on the second (2nd) floor located in the building located at the Hutchinson Metro Center and having an address of 34 Marconi Street, Bronx, New York 10461, as such premises is more particularly described in the Lease.

2. The Additional Premises Commencement Date (as defined in the First Amendment) is _____, 20__.

3. The Expiration Date (as defined in the Original Lease and amended in the First Amendment) is _____, 20__.

[No further text.]

IN WITNESS WHEREOF, Landlord and Tenant have duly executed this Additional Premises Commencement Date Agreement as of the day and year first above written.

LANDLORD:

HUTCH 34 INDUSTRIAL STREET LLC

By: _____
Name: Joseph Simone
Title: Manager

TENANT:

MVC MSO, LLC

By: _____
Name:
Title:

EXHIBIT C

THE PLANS

[attached hereto]

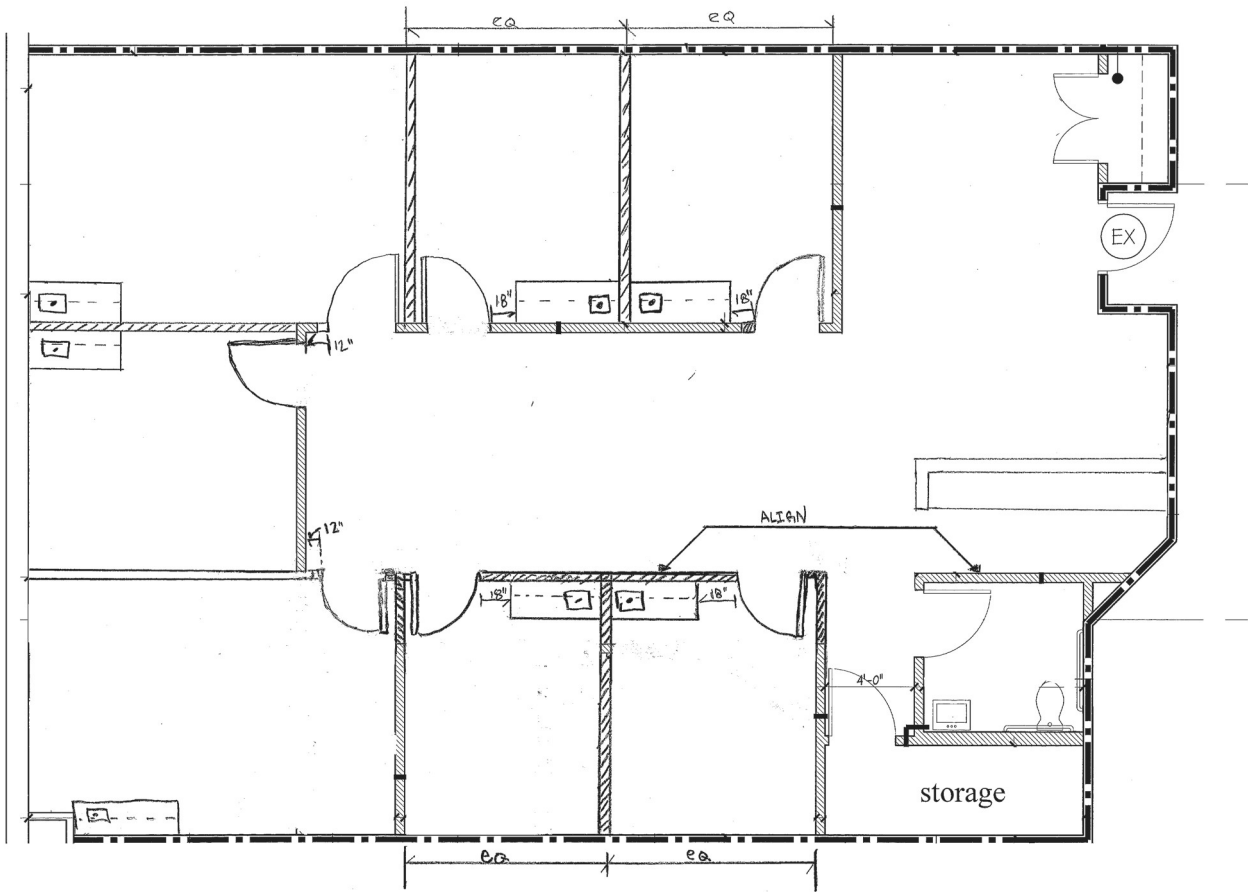


EXHIBIT D

COMBINED PREMISES FIXED RENT SCHEDULE

<u>Lease Year</u>	<u>Annual Fixed Rent</u>	<u>Monthly Fixed Rent</u>
New Lease Year 1	\$149,205.00	\$12,433.75
New Lease Year 2	\$152,935.13	\$12,744.59
New Lease Year 3	\$156,758.50	\$13,063.21
New Lease Year 4	\$160,677.47	\$13,389.79
New Lease Year 5	\$164,694.40	\$13,724.53
New Lease Year 6	\$168,811.76	\$14,067.65
New Lease Year 7	\$173,032.06	\$14,419.34
New Lease Year 8	\$177,357.86	\$14,779.82
New Lease Year 9	\$181,791.80	\$15,149.32
New Lease Year 10	\$186,336.60	\$15,528.05
New Lease Year 11	\$190,995.01	\$15,916.25
New Lease Year 12	\$195,769.89	\$16,314.16
New Lease Year 13	\$200,664.14	\$16,722.01
New Lease Year 14	\$205,680.74	\$17,140.06
New Lease Year 15	\$210,822.76	\$17,568.56

The term “New Lease Year” shall refer to each twelve (12) month period during the portion of the Term beginning on the Additional Premises Commencement Date. New Lease Year 1 shall be the twelve (12) month period beginning on the Additional Premises Commencement Date and ending on the last day of the calendar month in which the first anniversary of the Additional Premises Commencement Date shall occur. Each succeeding New Lease Year after New Lease Year 1 shall run for the succeeding twelve (12) month period from the expiration of the preceding New Lease Year, and shall be consecutively numbered (i.e., the second New Lease Year is referred to as New Lease Year 2, the third New Lease Year is referred to as New Lease Year 3, and so forth).