

LEASE AGREEMENT FOR OFFICE SPACE, NEW YORK

This Lease agreement, entered into effective [date], by and between [name], a _____ corporation with its principal offices located in City of _____, County of _____, and State of New York ("Lessor"), and [name], a _____ corporation, with principal offices located in in City of _____, County of _____, and State of New York ("Lessee") provides as follows;

Lessor warrants and represents that it owns that certain parcel of land located in the in City of _____, County of _____, and State of _____ more particularly described on Exhibit " _____ " attached to this Lease and incorporated for the purposes of description ("Parcel") and the office building located on that parcel commonly referred to as [name of office building] ("Building"); and

Lessor wishes to lease to Lessee, and Lessee wishes to lease from Lessor, under the terms and conditions of this agreement, approximately _____ square feet of finished office space in the Building;

Therefore, the parties agree as follows:

1. The Premises. Lessor hereby agrees to lease to Lessee, and Lessee hereby leases from Lessor, the following described premises:

That certain _____ square feet of floor space on the _____ floor of the Building, as outlined in red on Exhibit " _____ " attached hereto and made a part of this lease for description purposes, more commonly known as Suite _____, which floor space shall be finished substantially in accordance with the plans and specifications attached to this Lease as Exhibit " _____ " ("Plans").

2. Term. The term of this lease shall commence on the date of occupancy of the Premises by Lessee following completion of the Tenant Improvements described elsewhere in this lease in substantial compliance with the plans as certified by the architectural firm of [name], [address], _____, and shall continue for a period of [number] (_____) years thereafter, unless sooner terminated as provided in this Lease. Lessor agrees to use reasonable diligence to attempt to complete the Tenant Improvements described elsewhere in this lease on or before [date], and achieve substantial compliance with the Plans.

- a. When Lessor feels that it has substantially completed the Tenant Improvements as described in this Lease, Lessor will give written notice of such fact to Lessee, who shall cause the architect to inspect the work and provide a punch list of any deficiencies in construction.
- b. On rectification of the deficiencies, Lessor shall further give notice of completion and Lessee shall cause the architect to verify such completion within five (5) days of the notice.