

LEASE ABSTRACT

SUBJECT LEASE:	Lease dated as of February , 1999 between Pier 29 Lofts Corp. as Landlord and Pier Less Group Partners. as Tenant.
PREMISES:	434 Greenwich Street, New York, NY (first floor and rear half of basement)
TERM:	Initial term of approximately 10 years.
EXPIRATION DATE:	September 30, 2081
RENT:	19.5% of Landlord's total operating expenses (~\$7,000.00 per month)
RENEWAL OPTIONS:	N/A
REAL ESTATE TAXES:	N/A
SECURITY DEPOSIT:	N/A
PERMITTED USE:	Any Legal Purpose
UTILITIES:	Tenant is responsible for all utility services for the premises.
REPAIRS:	Tenant shall maintain the non-structural portions of the Premises in good condition and repair, including without limitation, the storefront and air conditioning unit(s) Landlord shall be responsible for structural repairs to the Building and Premises.
INSURANCE:	Tenant shall maintain commercial general liability Insurance with a limit of \$2,000,000 per occurrence and \$2,000,000 aggregate
SUBLETTING AND ASSIGNMENT:	Tenant shall not, without Landlord's prior consent.