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LEASE AGREEMENT

Between

400 COMMERCE BOULEVARD, LLC, Landlord

and

THE DONNA KARAN COMPANY LLC, Tenant

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TABLE OF CONTENTS

Article 1. Lease Term	4
Article 2. Rent	5
Article 3. Supplemental Rent	7
Article 4. Repairs, Maintenance Security and Surrender Obligations of Tenant	11
Article 5. Repairs and Maintenance Obligation of Landlord	13
Article 6. Utilities and Personal Property Taxes	14
Article 7. Glass, Damage by Tenant	15
Article 8. Use of Demised Premises	15
Article 9. Alterations and improvements	17
Article 10. Laws and Ordinances	19
Article 11. Insurance	19
Article 12. Landlord's Liability	21
Article 13. Default of Landlord	22
Article 14. Default of Tenant	22
Article 15. Landlord's Access to Demised Premises	26
Article 16. Hold Harmless	26
Article 17. Assignment	27
Article 18. Condemnation	29
Article 19. Fire or Casualty Loss	29
Article 20. Estoppel Certificate	30
Article 21. Signs	30
Article 22. Brokerage Commission	31
Article 23. Unavoidable Delays	31
Article 24. Subordination	31
