June 23, 2017

Old Republic National Title Insurance Company

c/o Riverside Abstract, LLC

212 Second Street

Lakewood, NJ 08701

Attn: Stacey Cohen <SCohen@rsabstract.com>

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| Re: | Indemnitor: WFG National Title Insurance Company (“WFG”)Indemnitee: Old Republic National Title Insurance CompanyWFG Insured: TA 106 LLCWFG Policy Number: 3155434-0284680 Amount of WFG Policy: $4,000,000Indemnitee’s Proposed Insured(s): Real Green ManagementIndemnitee’s Commitment: [Insert Commitment or File Number] Property Address: 106 North Grove Street, East Orange, NJ 07017Your File Number: **RANJ-26712**Indemnified Matters: MORTGAGE:Mortgagor: Orange Ventures LLC, a New Jersey limited liability companyMortgagee: New York Community BankAmount: $1,800,000.00Dated: November 10, 2010Recorded: February 7, 2011Assignment of Lessor's Interest in Lease made by Orange Ventures LLC, a New Jersey Limited Liability Company, dated November 10, 2010 and recorded February 7, 2011 , in Mortgage Book 12297, Page 825, in the County Clerk's Office of the County of Essex.MORTGAGE:Mortgagor: Orange Ventures LLCMortgagee: Hutton Ventures LLCAmount: $1,900,000.00Dated: February 1, 2016Recorded: February 9, 2016Instrument: 2016012338Assignment of Lessor's Interest in Lease made by Orange Ventures, LLC to Hutton Ventures LLC, dated February 1, 2016 and recorded February 9, 2016 , in Mortgage Instrument No. 2016012342, in the County Clerk's Office of the County of Essex. |
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Ladies & Gentlemen:

Indemnitee has been requested to issue its policy or policies on land described in Indemnitee’s Commitment (Indemnitee’s Policy).

In consideration of Indemnitee issuing its policy without exception for the Indemnified Matter, WFG National Title Insurance Company (“WFG”) agrees to hold harmless and indemnify Indemnitee for policy liability that it may suffer under Indemnitee’s Policy for coverage of the Indemnified Matter.

WFG’s liability under this indemnity shall not exceed the lesser of the following:

1) The Amount of Insurance under WFG’s Policy; or

2) The Amount of Insurance under Indemnitee’s Policy.

This Indemnity extends to the policy liability of the Indemnitee under the Indemnitee’s Policy and policies subsequently issued by Indemnitee and under substantially similar indemnities given by Indemnitee to subsequent title insurers for the Indemnified Matter.

In the event Indemnitee is notified of a claim as a result of an Indemnified Matter, Indemnitee shall give WFG prompt and reasonable written notice of that claim. If Indemnitee takes action that is prejudicial to WFG in connection with such claim without prior written approval from WFG, WFG’s obligations under this Indemnity shall be reduced to the extent of such prejudice. Notice of a claim under this Indemnity shall be sent by certified mail, return receipt requested to WFG National Title Insurance Company, 12909 SW 68th Pkwy., Suite 350, Portland, OR 97223, Attn: Claims. telephone number (800) 334-8885. Email address: claims@wfgnationaltitle.com. This letter supersedes any indemnification treaty entered into by WFG and Indemnitee relating to the Indemnified Matter.

This Indemnity shall not extend to liability of Indemnitee for any punitive, exemplary, consequential, tort, or other non-contractual damages.

WFG National Title Insurance Co

By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Alan B. Fields

 Sr. Vice President

 Director of Underwriting Services