

GUARANTY OF LEASE

ARTICLE I. PARTIES

COMCAST CABLE COMMUNICATIONS, LLC, a Delaware limited liability company (hereinafter "Guarantor"), as a material inducement to and in consideration of G&I IX MJW LAKE POINTE III & IV LLC, a Delaware limited liability company (hereinafter, "Landlord") entering into a written lease (hereinafter, the "Lease") with COMCAST OF INDIANAPOLIS, L.P., a Delaware limited partnership (hereinafter "Tenant"), of approximately even date herewith, for lease of that certain space located at 8470 Allison Pointe Blvd., Indianapolis, Indiana, and more particularly described in the Lease, pursuant to the provisions of this Guaranty of Lease (this "Guaranty") unconditionally guarantees and promises to and for the benefit of Landlord full payment and performance of each and all of the terms, covenants and conditions of the Lease from Tenant to Landlord, all as more specifically set forth in this Guaranty.

ARTICLE II. GUARANTOR'S DUTIES

Section 2.1. Guaranty of Tenant's Performance. Guarantor hereby unconditionally guarantees to Landlord the full and complete payment and performance of each and all of the terms, covenants and conditions of the Lease as required to be performed by Tenant, including, but not limited to, the payment of all rental, property taxes, operating expenses, and any and all other charges or sums, or any portion thereof, to accrue or become due from Tenant to Landlord pursuant to the terms of the Lease.

Section 2.2. Payment of Rental and Other Sums. In the event that Tenant shall fail to pay any rental, property taxes, operating expenses, or any other sums or charges, or any portion thereof, accrued or due pursuant to the terms of said Lease, including, without limitation, any obligations incurred by Tenant as a result of a hold-over beyond the term of the Lease, then within ten (10) business days after Guarantor receives written notice thereof from Landlord, Guarantor shall pay to Landlord or Landlord's designated agent any and all such amounts as may be due and owing from Tenant by reason of Tenant's failure to perform.

Section 2.3. Other Provisions. In the event that Tenant shall fail to perform any covenants, terms or conditions of the Lease as and when required to be performed, other than as provided for in Section 2.2 above, then upon written notice to Guarantor by Landlord, as provided herein, Guarantor shall commence and complete performance of such conditions, covenants and terms within thirty (30) days after Guarantor's receipt of Landlord's notice to Guarantor of such failure by Tenant to so perform; provided, however, that if such performance by Guarantor cannot reasonably be completed within said thirty (30) days, Guarantor shall commence performance within said time and shall diligently pursue completion thereof within a reasonable period of time.

ARTICLE III. GUARANTOR'S WAIVERS

Section 3.1. Guarantor's Waivers

Guarantor hereby waives:

- (a) all defenses by reason of any disability of Tenant;

(b) until such time as all obligations of Tenant under the Lease have been satisfied in full, any and all rights Guarantor may have for subrogation against, or reimbursement from, Tenant with respect to any sums paid hereunder; and

(c) any and all right to the benefit of, or to participate in, any security held by Landlord now or in the future, or to require that such security be applied by Landlord either (i) prior to any action against Guarantor hereunder or (ii) as a credit or offset against sums owing hereunder.

ARTICLE IV. ALTERATION, MODIFICATION, OR ASSIGNMENT

Section 4.1. Effect of Extension, Modification, or Alteration of Lease

Guarantor understands and agrees that the obligations of Guarantor under this Guaranty shall in no way be affected by any extension, modification, or alteration of the Lease or Tenant's obligations thereunder, and no such extension, modification, or alteration of the Lease or Tenant's obligations thereunder shall in any way release or discharge Guarantor from any of its obligations accruing under this Guaranty. The term "Lease" shall include all amendments, modifications, alterations and extensions of the Lease.

Section 4.2. Assignment

Guarantor understands and agrees that no assignment of the Lease, nor any rights or obligations accruing thereunder, shall in any way affect or release Guarantor's obligations under this Guaranty, unless agreed upon by in writing by Landlord, which agreement shall be in Landlord's sole and absolute discretion.

Section 4.3. Delay in Enforcement

Guarantor understands and agrees that any failure or delay of Landlord to enforce any of its rights under the Lease or this Guaranty shall in no way affect Guarantor's obligations under this Guaranty.

ARTICLE V. TENANT'S INSOLVENCY

Section 5.1. Liability upon Tenant's Insolvency

Guarantor understands and agrees that in the event Tenant shall become insolvent or be adjudicated bankrupt, whether by voluntary or involuntary petition, or shall a petition for organization, arrangement, or similar relief be filed against it, or if a receiver of any part of its property or assets is appointed by any court, Guarantor will remain obligated to pay to Landlord the amount of all unpaid rent, property taxes, operating expenses, and any other sums accrued and thereafter accruing under the Lease.

Section 5.2. Effect of Operation of Law

To the extent permitted by law, any operation of any present or future debtor's relief act or similar act or law, or decision of any court, shall in no way abrogate or otherwise limit the obligation of Guarantor to perform any of the terms, covenants or conditions of this Guaranty.

ARTICLE VI. MISCELLANEOUS

Section 6.1. Notices

Any and all notices required under this Guaranty shall be made in writing, and shall be personally delivered, or sent by reputable courier or overnight delivery service, to the respective party at its address listed below, or at such other place as may be designated by said party upon written notice from time to time hereafter.

To Guarantor, to: Comcast Cable Communications, LLC
One Comcast Center
1701 John F. Kennedy Boulevard
Philadelphia, PA 19103-2838
Attention: General Counsel

AND a Copy

sent via email to: Legal_Notices@comcast.com and to real_estate@cable.comcast.com

To Landlord, to: G&I IX MJW Lake Pointe III & IV LLC
c/o M & J Wilkow Properties, LLC
20 South Clark Street, Suite 3000
Chicago, IL 60603
Attn: Marc R. Wilkow, President

With a copy to: G&I IX MJW Lake Pointe III & IV LLC
c/o DRA Advisors, LLC
575 Fifth Avenue, 38th Floor
New York, NY 10017

Notices shall be effective on (a) the date of hand delivery, or (b) one (1) business day after deposit with a reputable courier or overnight delivery service. Inability to deliver due to change of address for which no notice was given or refusal to accept delivery shall be deemed delivery hereunder.

Section 6.2. Extent of Obligations

Notwithstanding anything to the contrary in this Guaranty, it is understood and agreed that this Guaranty shall extend to any and all obligations of Tenant under the Lease.

Section 6.3. Assignability

This agreement may be assigned in whole or in part by Landlord at any time to any successor to Landlord's interest in the leased premises and/or to any lender of Landlord.

Section 6.4. Successors and Assigns

The terms and provisions of this Guaranty shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

Section 6.5. Modification of Guaranty

This Guaranty constitutes the full and complete agreement between the parties hereto, and it is understood and agreed that the provisions hereof may only be modified by a writing executed by both parties hereto.

Section 6.6. Number and Gender

As used herein the singular shall include the plural, and as used herein the masculine shall include the feminine and neuter genders.

Section 6.7. Captions/Headings

Any captions or headings used in this Guaranty are for reference purposes only and are in no way to be construed as part of this Guaranty.

Section 6.8. Invalidity

If any term, provision, covenant or condition of this Guaranty is held to be void, invalid, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired, or invalidated.

Section 6.9. Jurisdiction

The validity of this agreement and of any of its terms or provisions, as well as the rights and duties of the parties hereunder, shall be interpreted and construed pursuant to and in accordance with the laws of the State in which the leased premises are located. Landlord and Guarantor each consents to the jurisdiction of any competent state or federal court in the State in which the leased premises are located.

Section 6.10. Joint and Several

Should more than one party execute this instrument as Guarantor, then the obligations of each such party shall be joint and several.

Section 6.11. Attorney's Fees

In the event it becomes necessary to enforce any of the terms and provisions of this Guaranty, whether or not suit be instituted, the prevailing party shall be entitled to its reasonable costs and expenses incurred with respect thereto, including, but not limited to, reasonable attorney's fees, and such other costs and expenses as may be allowed by law.

Section 6.12. Waiver of Jury Trial LANDLORD AND GUARANTOR EACH ACKNOWLEDGES THAT IT IS AWARE OF AND HAS HAD THE ADVICE OF COUNSEL OF ITS CHOICE WITH RESPECT TO ITS RIGHT TO TRIAL BY JURY, AND EACH PARTY DOES HEREBY EXPRESSLY AND KNOWINGLY WAIVE AND RELEASE ALL SUCH RIGHTS TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER PARTY HERETO AGAINST THE OTHER (AND/OR AGAINST ITS OFFICERS, DIRECTORS,

EMPLOYEES, AGENTS, OR SUBSIDIARY OR AFFILIATED ENTITIES) ON ANY MATTERS WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS GUARANTY.

Section 6.13. Guaranty of Payment and Performance

It is understood and agreed that this Guaranty is unconditional and continuing, and a guaranty of payment and performance and not of collection.

[signatures on following page]

ARTICLE VII. EXECUTION

IN WITNESS WHEREOF, the undersigned have executed this Guaranty and made it effective this 10th day of May, 2022.

Guarantor:
COMCAST CABLE COMMUNICATIONS, LLC

By: [Signature]
Printed Name ACK HOOPER
Title VP FINANCE

Landlord:

G&I IX MJW LAKE POINTE III & IV LLC,
a Delaware limited liability company

By: G&I IX MJW Lake Pointe JV LLC,
a Delaware limited liability company

By: G&I IX Investment Lake Pointe LLC,
a Delaware limited liability company,
its Managing Member

By: [Signature]
Printed Name Robert Hyman
Title Vice President