

EXHIBIT F

**CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF NEW YORK**

Index No.

The Guardian Life Insurance Company of America

Petitioner-Landlord

-against-

International Business Times, Inc.
120 Wall Street, Entire 5th and (Partial) 6th Floors
as indicated on EXHIBIT A -FLOOR PLAN OF PREMISES
New York, New York 10005

Respondent(s)-Tenant(s)

Newsweek LLC

Respondent(s)-Subtenant(s)

PETITION
NON-PAYMENT SUMMARY PROCEEDING

LEHRMAN, LEHRMAN & GUTERMAN, LLP
Attorney for Petitioner
199 MAIN STREET - SUITE 400
WHITE PLAINS, NEW YORK 10601
(914) 761-4488

To:

Attorney(s) for

Service of a copy of the within

is hereby admitted

Dated:

.....
Attorney(s) for

PLEASE TAKE NOTICE

NOTICE OF ENTRY

that the within is a (certified) true copy of an
entered in the office of the clerk in the within named Court on

NOTICE OF SETTLEMENT

That an Order of which the within is a true copy will be presented for settlement to the Hon.
One of the judges of the within named court.
on at M.

Dated:

LEHRMAN, LEHRMAN & GUTERMAN, LLP
Attorneys for Petitioner
199 MAIN STREET -SUITE 400
WHITE PLAINS, NEW YORK 10601
(914) 761-4488

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF NEW YORK

_____X
The Guardian Life Insurance Company of America

Petitioner-Landlord

-against-

International Business Times, Inc.
7 Hanover Square, 5th and 6th Floor
New York, New York 10004

Respondent(s)-Tenant(s)

_____X

L&T Index No. *17/082482*
File 12/11/2017
NOTICE OF PETITION
NON-PAYMENT SUMMARY
PROCEEDING

To the Respondent(s) above named and described, in possession of the described premises or claiming possession of the premises.

PLEASE TAKE NOTICE that the annexed Petition of The Guardian Life Insurance Company of America verified requests a final judgment of possession, awarding to the Petitioner possession of the premises described as follows:

7 Hanover Square, 5th and 6th Floor
New York, New York 10004

located within the County of New York in the City of New York as demanded in the Petition.

PLEASE TAKE FURTHER NOTICE, that demand is made in the Petition for judgment against you for the sum of \$452,300.04 with interest from August, 2016.

PLEASE TAKE FURTHER NOTICE, that WITHIN FIVE (5) DAYS after service of this Notice of Petition upon you, you must answer, either orally before the Clerk of this Court at **111 Centre Street, New York, New York 10013, County of New York, City and State of New York**, or in writing by serving a copy upon the undersigned attorneys for the Petitioner, and by filing the original of the answer, with proof of service of the answer, in the Office of the Clerk. Your answer may set forth any defense or counterclaim you may have against the Petitioner unless such defense or counterclaim is precluded by law or the rental agreement between parties. On receipt of your answer, the Clerk will fix and give notice of the date for trial or hearing which will be held not less than THREE (3) nor more than EIGHT (8) days after receipt of the answer, at which time you must appear. If, after the trial or hearing, judgment is rendered against you, the issuance of a warrant dispossessing you may, in the discretion of the Court, be stayed for FIVE (5) days from the date of such judgment.

PLEASE TAKE FURTHER NOTICE, that if you fail to interpose and establish any defense that you may have to the allegations of the Petition, you may be precluded from asserting such defense or the claim on which it is based in any other proceeding or action.

PLEASE TAKE FURTHER NOTICE, that under Section 745 of the Realty Property Actions and Proceedings Law, you may be required by the Court to make a rent deposit, or a rent payment to the petitioner, upon you second request for an adjournment or if the proceeding is not settled or a final determination has not been made by the Court within thirty (30) days of the first court appearance. Failure to comply within initial rent deposit or payment order may result in the entry of a final judgment against you without a trial. Failure to make subsequent required deposits or payments may result in an immediate trial on the issues raised in your answer.

In the event you fail to answer and appear, final judgment by default will be entered against you but a warrant dispossessing you will not be issued until the tenth day following the date of service of this Notice of Petition upon you.

Dated: White Plains, New York
December 4, 2017

CAROL ALT
CLERK OF THE CIVIL COURT

LEHRMAN, LEHRMAN & GUTERMAN, LLP
Attorneys for the Petitioner
199 Main Street
White Plains, New York 10601
(914) 761-4488

**CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF NEW YORK**

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The Guardian Life Insurance Company of America

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International Business Times, Inc.
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NOTICE OF PETITION
NON-PAYMENT SUMMARY PROCEEDING

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Attorney for Petitioner
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Dated:

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Attorneys for Petitioner
199 MAIN STREET -SUITE 400
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(914) 761-4488

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF NEW YORK

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The Guardian Life Insurance Company of America

Petitioner-Landlord

-against-

International Business Times, Inc.
7 Hanover Square, 5th and 6th Floor
New York, New York 10004

Respondent(s)-Tenant(s)

_____X

L&T Index No.

10 / 682-482-

PETITION
NON-PAYMENT SUMMARY
PROCEEDING

12/11/17

THE PETITION OF The Guardian Life Insurance Company of America, alleges upon information and belief:

1. Petitioner is the owner of the Premises known as 5th and 6th Floors, 7 Hanover Square, New York, New York 10004. The undersigned are the attorneys for the Petitioner.
 2. Respondent, International Business Times, Inc., is the Tenant of the premises who entered in possession under a written Lease agreement between Respondent and Petitioner, in which Respondent promised pay to Petitioner as rent each month in advance on the first day of each month pursuant to the agreement between the parties.
 3. The premises are described as follows: 5th and 6th Floor, 7 Hanover Square, New York, New York 10004, which is situated within the territorial jurisdiction of the Civil Court of the City of New York, County of New York.
 4. Pursuant to the agreement there was due to the Landlord from Respondent Tenant rent as follows: (SEE INVOICES ANNEXED HERETO)
- Respondent tenant has defaulted in the payments and the total rent in arrears is \$452,300.34.
5. Rent has been duly demanded in writing pursuant to RPAPL Section 735 from Tenant since the rent became due and Tenant has failed to pay same. Proof of same is annexed hereto and incorporated herein.
 6. Respondent continues in possession of the premises without Petitioner's permission after said default.
 7. The premises are not subject to the Rent Stabilization Law of 1969 as amended by reason that the premises are used for commercial purposes.

8. The property now sought to be recovered is the residence of the Tenant and Undertenant. Petitioner requests that a final judgment be made awarding to Petitioner-Landlord, possession of the premises; that a warrant issue to remove Respondents from possession of the premises; a judgment for rent arrears against Respondent Tenant for \$452,300.04 with interest from August, 2016, attorneys fees, costs and disbursements herein.

Dated: White Plains, New York
December 4, 2017

The Guardian Life Insurance Company
Of America
PETITIONER

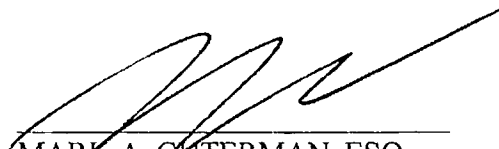
VERIFICATION

STATE OF NEW YORK)
)ss.:
COUNTY OF NEW YORK)

The undersigned affirms under penalty of perjury that he is one of the attorneys for the Petitioner; that he has read the foregoing Petition and knows the contents thereof; that the same are true to his own knowledge except as to matters stated to be upon information and belief; and as to those matters he believes them to be true. The grounds of his belief as to matters not stated upon his knowledge are statements and/or records provided by the Petitioner, its agents and/or employees and contained in the file in the attorney's office.

This verification is made pursuant to the provisions of RPAPL Section 741 and CPLR 3020(d).

Dated: White Plains, New York
 December 4, 2017



MARK A. GUTERMAN, ESQ.
LEHRMAN, LEHRMAN & GUTERMAN,ESQ.
Attorneys for Petitioner
199 Main street
White Plains, New York 10601
(914) 761-4488



The Guardian Life Insurance Company of America
Facilities Services H-16-B
7 Hanover Square
New York, NY 10004
(212) 919-3617

Invoice Date: 11/30/2017
INVOICE #: 2079

Lease ID: IBT

To: International Business Times
7 Hanover Square 5th floor
New York, NY 10004

Date	Transaction Category	Description Charges	Amount Due
11/30/2017	Base Rent 5th Floor	Base Rent Month Of Dec. 2017	\$ 57,104.13
11/30/2017	Base Rent Partial 6th Floor	Base Rent Month Of Dec. 2017	\$ 12,161.13
11/30/2017	Base Rent 5th Floor	Base Rent Month Of Nov. 2017	\$ 57,104.13
11/30/2017	Base Rent Partial 6th Floor	Base Rent Month Of Nov. 2017	\$ 12,161.13

Fixed Minimum Rent is due on the 1st of the month.
If applicable Default Interest will be added to following monthly invoices.

Remit To: The Guardian Life Insurance Company of America
Facilities Services, H-16-B
7 Hanover Square
New York, NY 10004
(212) 919-3617
Attn: Myles Cleveland

BALANCE DUE \$ 138,530.52



The Guardian Life Insurance Company of America
 Facilities Services H-16-B
 7 Hanover Square
 New York, NY 10004
 (212) 919-3617

Invoice Date: 11/30/2017
 INVOICE #: 2079a

Lease ID: 18T

To: International Business Times
 7 Hanover Square 5th floor
 New York, NY 10004

Date	Transaction Category	Description Charges	Amount Due
11/30/2017	Condense Water	Condenser Water Month Of Dec. 2017	\$ 276.11
11/30/2017	Operating Exp	Estimated Operating Dec. 2017	\$ 8,940.22
11/30/2017	Electric	Oct 2017 Electric	\$ 4,540.26
10/31/2017	Condense Water	Condenser Water Month Of Nov. 2017	\$ 276.11
10/31/2017	Operating Exp	Estimated Operating Nov. 2017	\$ 8,940.22
10/31/2017	Electric	Sept 2017 Electric	\$ 6,245.48
10/31/2017	Default Interest	Oct 2017 Rent (32 Days) full payment rec.11/1/17	\$ 318.81
9/30/2017	Condense Water	Condenser Water Month Of Oct. 2017	\$ 276.11
9/30/2017	Operating Exp	Estimated Operating Oct. 2017	\$ 8,940.22
9/30/2017	Electric	Aug 2017 Electric	\$ 5,599.70
9/30/2017	Default Interest	Sept 2017 Rent (34 Days) full payment rec.10/4/17	\$ 338.73
9/15/2017	R/E Taxes	Revised 2015-2016 Real Estate Taxes	\$ 1,910.69
9/15/2017	R/E Taxes	2nd Half 2016-2017 Real Estate Taxes	\$ 41,608.40
9/15/2017	R/E Taxes	1st Half 2017-2018 Real Estate Taxes	\$ 32,368.05
8/31/2017	Condense Water	Condenser Water Month Of Sept. 2017	\$ 276.11
8/31/2017	Operating Exp	Estimated Operating Sept. 2017	\$ 8,940.22
8/31/2017	Electric	July 2017 Electric	\$ 6,140.64
8/31/2017	Default Interest	Aug 2017 Rent (26 Days) full payment rec.8/25/17	\$ 249.07
7/31/2017	Condense Water	Condenser Water Month Of Aug 2017	\$ 276.11
7/31/2017	Operating Exp	Estimated Operating Aug. 2017	\$ 8,940.22
7/31/2017	Default Interest	May 2017 Rent (37 Days) full payment rec.7/6/17	\$ 262.52
7/31/2017	Default Interest	June 2017 Rent (36 Days) full payment rec.7/6/17	\$ 358.66
7/31/2017	Default Interest	July 2017 Rent (26 Days) full payment rec.7/26/17	\$ 259.03
7/31/2017	Electric	June 2017 Electric	\$ 5,709.08
7/31/2017	Security	March 2017 Work Orders	\$ 68.84
6/30/2017	Condense Water	Condenser Water Month Of July 2017	\$ 276.11
6/30/2017	Operating Exp	Estimated Operating July. 2017	\$ 8,940.22
6/30/2017	Electric	April 2017 Electric	\$ 3,254.20
6/30/2017	Electric	May 2017 Electric	\$ 5,452.25
5/30/2017	Condense Water	Condenser Water Month Of June 2017	\$ 276.11
5/30/2017	Default Interest	April 2017 Rent (55 Days) full payment rec.5/25/17	\$ 415.33
5/30/2017	Operating Exp	Estimated Operating June. 2017	\$ 8,940.22
4/28/2017	Condense Water	Condenser Water Month Of May 2017	\$ 276.11
4/28/2017	Default Interest	March. 2017 Rent (56 Days) full payment rec.4/25/17	\$ 557.92
4/28/2017	Electric	March 2017 Electric	\$ 4,181.07
4/26/2017	Operating Exp	Estimated Operating May. 2017	\$ 8,940.22
3/30/2017	Condense Water	Condenser Water Month Of April 2017	\$ 276.11
3/30/2017	Electric	Feb. 2017 Electric	\$ 4,755.46

3/30/2017	Operating Exp	Estimated Operating April, 2017	\$	8,940.22
2/27/2017	Condense Water	Condenser Water Month Of March 2017	\$	276.11
2/27/2017	Electric	Jan. 2017 Electric	\$	4,246.67
2/27/2017	Operating Exp	Estimated Operating March 2017	\$	8,940.22
2/27/2017	HVAC	Nov 2016 Work Orders	\$	392.12
2/27/2017	Default Interest	Feb. 2017 Rent (24 Days) full payment rec. 1/24/17	\$	239.11
1/30/2017	Condense Water	Condenser Water Month Of Feb 2017	\$	276.11
1/30/2017	Electric	Dec. 2016 Electric	\$	5,091.94
1/30/2017	Operating Exp	Estimated Operating Feb 2017	\$	8,940.22
1/30/2017	Default Interest	Dec 2016 Rent (53 Days) full payment rec. 1/24/17	\$	254.88
1/30/2017	Default Interest	Jan. 2017 Rent (24 Days) full payment rec. 1/24/17	\$	239.11
12/29/2016	Condense Water	Condenser Water Month Of Jan 2017	\$	276.11
12/29/2016	Electric	Nov. 2016 Electric	\$	4,606.62
12/29/2016	Operating Exp	Estimated Operating Jan 2017	\$	8,940.22
12/29/2016	Default Interest	Nov 2016 Rent (53 Days) full payment rec. 12/23/16	\$	385.89
11/29/2016	Condense Water	Condenser Water Month Of Dec 2016	\$	276.11
11/29/2016	Electric	Oct 2016 Electric	\$	4,232.32
11/29/2016	Security	June 2016 Work Orders	\$	186.26
11/29/2016	Operating Exp	Estimated Operating Dec. 2016	\$	8,940.22
11/29/2016	Default Interest	Oct 2016 Rent (54 Days) full payment rec. 11/23/16	\$	528.48
10/29/2016	Condense Water	Condenser Water Month Of Nov 2016	\$	276.11
10/28/2016	Electric	Sept 2016 Electric	\$	6,256.41
10/28/2016	Operating Exp	Estimated Operating Nov 2016	\$	8,940.22
10/28/2016	Default Interest	Sept 2016 Rent (54 Days) not paid until 10/24/16	\$	537.99
10/28/2016	Default Interest	Aug 2016 Rent (85 Days) not paid until 10/24/16	\$	700.95
9/29/2016	Condense Water	Condenser Water Month Of Oct 2016	\$	276.11
9/29/2016	Electric	Aug 2016 Electric	\$	6,149.09
9/29/2016	Operating Exp	Estimated Operating Oct 2016	\$	8,940.22
9/29/2016	Default Interest	July 2016 Rent (84 Days) not paid until 9/22/16	\$	836.87
8/31/2016	Condense Water	Condenser Water Month Of Sept 2016	\$	276.11
8/31/2016	Electric	July 2016 Electric	\$	5,870.90
8/31/2016	Operating Exp	Estimated Operating Sept 2016 (partial payment 11/1/17)	\$	5,358.40

Additional Rent Charges are due within 30 days of invoice date.

If applicable Default Interest will be added to following monthly invoices.

Remit To: The Guardian Life Insurance Company of America
 Facilities Services, H-16-B
 7 Hanover Square
 New York, NY 10004
 (212) 919-3617
 Attn: Myles Cleveland

BALANCE DUE \$ 309,229.26

y of each month.

**Monthly Electric Charges
IBT**

Billing Period: -9/29/17-10/30/17

<u>Tenant</u>	<u>Meter</u>	<u>Current Reading</u>	<u>Previous Reading</u>	<u>Meter Constant</u>	<u>KW Hours</u>
5TH FL	471-5E	53273	47227		6,046.00
5TH FL	457-5W	70039	51812		18,227.00
6th Floor	729 6W	28105	14500		6,802.50

Total KW Hours		31,075.50
Avg. Cost per KW Hour		0.144983
LMEP RATE		-0.011746
Subtotal	\$	4,505.42
Sales Tax 8.875%	\$	399.86
LMEP Credit	\$	(365.01)
Total Amount Due	\$	4,540.26

Three Day Notice to Pay Rent

To: International Business Times, Inc.
Attention: Etienne Uzac
120 Wall Street
New York, New York 10005

-and-

International Business Times, Inc.
Attention: Mr. Dev Pragad, Chief Executive Officer
7 Hanover Square
5th and 6th Floors
New York, New York 10004

PLEASE TAKE NOTICE that you are justly indebted to The Guardian Life Insurance Company of America a/k/a GUARDIAN ("Sublandlord") in the sum of **THREE HUNDRED FORTY-EIGHT THOUSAND NINE HUNDRED FIFTY-SEVEN AND 31/100 DOLLARS** representing unpaid, delinquent rent and additional rent (as particularly identified on the annexed Invoice) for the premises leased by you described as 5th and 6th Floors located in the building known as and located at 7 Hanover Square, New York, New York 10004.

Be further advised that in the event of your failure to pay the sum of (\$348,957.31) to the order of the Landlord, on or before the expiration of **THREE (3) DAYS** from the delivery of this notice, the Landlord will commence summary proceedings under the New York Real Property Actions and Proceedings Law to recover possession thereof.

Dated: November 20, 2017

The Guardian Life Insurance Company of
America
SUBLANDLORD

By: _____

A handwritten signature in black ink, appearing to read 'G. Smook', is written over a horizontal line.

Greg Smook, Assistant Vice President



GUARDIAN

The Guardian Life Insurance Company of America
 Facilities Services H-16-B
 7 Hanover Square
 New York, NY 10004
 (212) 919-3617

Invoice Date: 11/17/2017
 INVOICE #: 2078a

Lease ID: IBT

To: International Business Times
 7 Hanover Square 5th floor
 New York, NY 10004

Date	Transaction Category	Description Charges	Amount Due
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Additional Rent Charges are due within 30 days of invoice date.
If applicable Default Interest will be added to following monthly invoices.

Remit To: The Guardian Life Insurance Company of America
Facilities Services, H-16-B
7 Hanover Square
New York, NY 10004
(212) 919-3617
Attn: Myles Cleveland

BALANCE DUE \$ **279,692.05**

of each month.



GUARDIAN

The Guardian Life Insurance Company of America
Facilities Services H-16-B
7 Hanover Square
New York, NY 10004
(212) 919-3617

Invoice Date: 11/17/2017
INVOICE #: 2078

Lease ID: IBT

To: International Business Times
7 Hanover Square 5th floor
New York, NY 10004

Date	Transaction Category	Description	Charges
10/31/2017	Base Rent 5th Floor	Base Rent Month Of Nov. 2017	
10/31/2017	Base Rent Partial 6th Flc	Base Rent Month Of Nov. 2017	

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7 Hanover Square
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BALANCE DUE

of each month.

Amount Due

\$ 57,104.13

\$ 12,161.13

\$ 69,265.26

Three Day Notice To Pay Rent

The Guardian Life Insurance Company of America

Landlord

Attempted Service of Affidavit

Against

International Business Times Inc

Attention: Etieen Uzac

120 Wall Street

New York, New York, 10005

International Business Times Inc.

Attention: Mr. Dev Praquad, Chief Executive Officer

7 Hanover Square

5th and 6th Floor

New York, New York, 10004

Tenants

STATE OF NEW YORK, COUNTY OF WESTCHESTER SS:

The undersigned, being sworn says: Deponent is not a party herein, is over 18 years of age and resides in the state of New York;

on Wednesday November 29, 2017 at 11:27am at 120 Wall Street, New York New York, 10005

- [] summons and complaint [xx] Three day notice to pay rent
[] subpoena duce tecum [] notice of petition and petition non payment
[] notice of termination [] notice to cure [] notice to tenant [] ten day notice
On International Business Time Inc [xx] Tenant [] suitable age
[] Respondent [] Witness

Affixing to door [xx] by affixing a true copy of each to the door and said premises which is recipient's [xx] actual place of business [] dwelling place [] usual place od abode within The state. Despondent was unable with due diligence to find recipient or a person Of suitable age and discretion, thereat having called there

Mailing on November 29, 2017 despondent enclosed a copy of same in a postpaid envelope Properly addressed to recipients at recipients [xx] actual place of business [] dwelling place [] usual place of abode and deposited envelope in an official Depository under exclusive care and custody of the U.S postal service The envelope bore the legend personal and confidential First class and certified #

Description

- [] male [] white skin [] black hair [] white hair [] 14-20 age [] under 5" [] under 100lbs
[] female [] black skin [] brown hair [] balding [] 21-35 age [] 5'0-5'3 [] 100- 131 lbs
[] yellow skin [] blonde hair [] mustache [] 36-50 age [] 5'4-5'8 [] 131-160
[] brow skin [] grey hair [] beard [] 51-65 age [] 5'9 6'0 [] 161- 200 lbs

Military Service upon information and belief I aver that the recipient is not in military service of New York or of the United States as the term is defined in either the state in the federal Statues

Sworn to before me on This 29th day of November 2017

Signature of Maupen Parker

MAUPEEN PARKER
Notary Public, State of New York
No. C1PA6121959

Qualified in Bronx County

My Commission Expires February 7, 2017

3113121

Signature of Process Server

*CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF NEW YORK*

Index No.

The Guardian Life Insurance Company of America

Petitioner-Landlord

-against-

International Business Times, Inc.
7 Hanover Square, 5th and 6th Floor
New York, New York 10004

Respondent(s)-Tenant(s)

PETITION
NON-PAYMENT SUMMARY PROCEEDING

LEHRMAN, LEHRMAN & GUTERMAN, LLP
Attorney for Petitioner
199 MAIN STREET - SUITE 400
WHITE PLAINS, NEW YORK 10601
(914) 761-4488

To:

Attorney(s) for

Service of a copy of the within

is hereby admitted

Dated:

.....
Attorney(s) for

PLEASE TAKE NOTICE

NOTICE OF ENTRY

that the within is a (certified) true copy of an
entered in the office of the clerk in the within named Court on

NOTICE OF SETTLEMENT

That an Order of which the within is a true copy will be presented for settlement to the Hon.
One of the judges of the within named court.
on at M.

Dated:

LEHRMAN, LEHRMAN & GUTERMAN, LLP
Attorneys for Petitioner
199 MAIN STREET -SUITE 400
WHITE PLAINS, NEW YORK 10601
(914) 761-4488