
UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, DC 20549
FORM 8-K
CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934
Date of Report (Date of earliest event reported):
March 31, 2026

ALEXANDERS INC
(Exact Name of Registrant as Specified in Charter)

Delaware

(State or Other
Jurisdiction of Incorporation)

001-06064

(Commission
File Number)

51-0100517

(IRS Employer
Identification No.)

210 Route 4 East
Paramus, New Jersey

(Address of Principal Executive offices)

07652

(Zip Code)

Registrant's telephone number, including area code: (201) 587-8541

Former name or former address, if changed since last report: N/A

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instructions A.2.):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
Common Stock, \$1 par value per share	ALX	New York Stock Exchange

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 1.01. Entry into a Material Definitive Agreement.

On March 31, 2026, 731 Office One LLC, a wholly-owned subsidiary of Alexander’s, Inc. (the “Company”), entered into the Tenth Amendment of Lease (the “Lease Amendment”) with Bloomberg L.P. (“Bloomberg”), amending Bloomberg’s lease of the office condominium at the Company’s 731 Lexington Avenue property (the “Property”).

Pursuant to the terms of the Lease Amendment, the Company will give Bloomberg a rent abatement of \$56,808,900 with respect to the period of April 1, 2026 to December 1, 2026 and the Company will reduce Bloomberg’s existing tenant fund (that can be used for tenant improvements) by a corresponding amount from \$113,617,800 to \$56,808,900.

Except as set forth herein, the material terms of the Bloomberg lease remain unchanged and Bloomberg’s lease expiration remains February 8, 2040 and it continues to lease the entire office condominium at the Property.

In connection with the Lease Amendment, on March 31, 2026, the Company also entered into an amendment (the “Loan Amendment”) to the Loan Agreement, dated September 30, 2024, pursuant to which a free rent reserve account was established with the lender in the aggregate amount of \$56,808,900 (of which approximately \$53.9 million was already held in a lender reserve account). On a monthly basis during the rent abatement period, funds from such account in an amount equal to Bloomberg’s monthly base rent will be applied to monthly debt service and the excess amount will be disbursed to the Company.

This disclosure summarizes the material provisions of the Lease Amendment and the Loan Amendment. This summary is qualified in its entirety by reference to the full text of the Lease Amendment and Loan Amendment which are filed hereto as Exhibits 10.1 and 10.2, respectively.

Item 9.01. Financial Statements and Exhibits.

<u>Exhibit No.</u>	<u>Description</u>
10.1	Tenth Amendment of Lease, dated as of March 31, 2026 between 731 Office One LLC and Bloomberg L.P.
10.2	First Amendment of Loan Agreement, dated as of March 31, 2026 between 731 Office One LLC, as borrower, and Computershare Trust Company, National Association, As Trustee, for the Benefit of the Holders of Lex 2024-BBG Mortgage Trust Commercial Mortgage Pass -Through Certificates, as Lender.
104	Cover Page Interactive Data File (embedded within the Inline XBRL document).

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

ALEXANDER'S, INC.
(Registrant)

By: /s/ Gary Hansen
Name: Gary Hansen
Title: Chief Financial Officer (duly
authorized officer and principal financial and
accounting officer)

Date: March 31, 2026

TENTH AMENDMENT OF LEASE

THIS TENTH AMENDMENT OF LEASE (this "Amendment") is dated as of the 31st day of March, 2026, by and between 731 OFFICE ONE LLC ("Landlord"), a Delaware limited liability company, having an office c/o Alexander's Inc., 888 Seventh Avenue, New York, New York 10019, and BLOOMBERG L.P. ("Tenant"), a Delaware limited partnership, having an office at 731 Lexington Avenue, New York, New York 10022.

W I T N E S S E T H :

WHEREAS, pursuant to an Agreement of Lease, dated as of April 30, 2001, between Seven Thirty One Limited Partnership, as landlord, and Tenant, as tenant (the "Original Lease"), as amended by (i) a letter agreement, dated December 20, 2001, between Seven Thirty One Limited Partnership and Tenant, (ii) a letter agreement, dated January 30, 2002, between Seven Thirty One Limited Partnership and Tenant, (iii) a First Amendment of Lease, dated April 19, 2002, between Seven Thirty One Limited Partnership and Tenant (the "First Amendment"), (iv) a letter agreement, dated July 3, 2002, between Seven Thirty One Limited Partnership and Tenant, (v) a letter agreement, dated September 30, 2002, between 731 Commercial LLC (successor-in-interest to Seven Thirty One Limited Partnership) and Tenant, (vi) a letter agreement, dated February 5, 2003, between 731 Commercial LLC and Tenant, (vii) a letter agreement, dated March 14, 2003, between 731 Commercial LLC and Tenant, (viii) a letter agreement, dated April 14, 2003, between 731 Commercial LLC and Tenant, (ix) a letter agreement, dated May 22, 2003, between 731 Commercial LLC and Tenant, (x) a letter agreement, dated November 4, 2003, between 731 Commercial LLC and Tenant, (xi) a letter agreement, dated November 14, 2003, between 731 Commercial LLC and Tenant, (xii) a letter agreement, dated September 29, 2004, between Landlord (successor-in-interest to 731 Commercial LLC) and Tenant, (xiii) two (2) letter agreements, dated February 7, 2005, between Landlord and Tenant, (xiv) a letter agreement, dated March 8, 2005, between Landlord and Tenant, (xv) a letter agreement, dated December 31, 2009, between Landlord and Tenant, (xvi) a Second Amendment of Lease, dated as of January 12, 2016, between Landlord and Tenant, (xvii) a Third Amendment of Lease, dated as of April 20, 2016, between Landlord and Tenant, (xviii) a letter agreement, dated as of November 21, 2018, between Landlord and Tenant, (xix) a Fourth Amendment of Lease, dated as of June 28, 2019, between Landlord and Tenant, (xx) a Fifth Amendment of Lease, dated as of December 17, 2021, between Landlord and Tenant, (xxi) a Sixth Amendment of Lease, dated as of March 29, 2022, between Landlord and Tenant, (xxii) a Seventh Amendment of Lease, dated as of July 19, 2022, between Landlord and Tenant, (xxiii) an Eighth Amendment of Lease, dated as of July 21, 2023, between Landlord and Tenant, and (xxiv) a Ninth Amendment of Lease, dated as of May 3, 2024 (the "Ninth Amendment") between Landlord and Tenant, Landlord did demise and let unto Tenant, and Tenant did hire and take from Landlord, certain space in the building that is known by the street address of 731 Lexington Avenue, New York, New York, on the terms and subject to the conditions set forth therein (the amendments described in the foregoing clauses (i) through (xxiv), being referred to herein as the "Prior Amendments"; the

Original Lease, as amended by the Prior Amendments, being referred to herein as the "Existing Lease"; and the Existing Lease, as amended by this Amendment, being referred to herein as the "Amended Lease"; and

WHEREAS, Landlord and Tenant desire to amend the Existing Lease as provided herein.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the mutual receipt and legal sufficiency of which the parties hereto hereby acknowledge, Landlord and Tenant hereby agree as follows:

1. Defined Terms. Capitalized terms used herein and not otherwise defined herein shall have the respective meanings ascribed thereto in the Existing Lease.

2. Additional Free Rent. Tenant shall be entitled to a reduction in Fixed Rent in the aggregate amount of Fifty-Six Million Eight Hundred Eight Thousand Nine Hundred Dollars and 00/100 Cents (\$56,808,900.00) which reduction shall be given to Tenant by reducing the monthly installments of Fixed Rent as follows: (i) the monthly installments of Fixed Rent due for the period commencing on April 1, 2026 through November 30, 2026 shall each be reduced by an amount equal to Six Million Six Hundred Thirty-Two Thousand Fifty-One Dollars and 04/100 Cents (\$6,632,051.04) and (ii) the monthly installment of Fixed Rent due on December 1, 2026 shall be reduced by an amount equal to Three Million Seven Hundred Fifty-Two Thousand Four Hundred Ninety-One Dollars and 68/100 Cents (\$3,752,491.68).

3. Tenant Fund.

Section 6(A) of the Ninth Amendment is hereby modified and amended as follows:

(A) In the second (2nd) and third (3rd) lines thereof, the amount of "One Hundred Thirteen Million Six Hundred Seventeen Thousand Eight Hundred Dollars and 00/100 Cents (\$113,617,800.00)" is deleted and the amount of "Fifty-Six Million Eight Hundred Eight Thousand Nine Hundred Dollars and 00/100 Cents (\$56,808,900.00)" shall be inserted in lieu thereof.

(B) The language in the fifth (5th), sixth (6th), seventh (7th) and eighth (8th) lines thereof commencing with ", except that Tenant shall be" and ending with "set forth in this Section 6" is deleted, to the effect that Tenant shall not be entitled to any disbursements of the Tenant Fund prior to the Extended Term Commencement Date.

(C) In the twentieth (20th) and twenty-first (21st) lines thereof, the amount "One Hundred Twenty and 00/100 Dollars (\$120.00)" is deleted and the amount of "Sixty and 00/100 Dollars (\$60.00)" is inserted in lieu thereof.

4. Broker. Each party represents and warrants to the other that it has not dealt with any broker or other Person in connection with this Amendment other than CBRE Inc. and Vornado Office Management LLC (collectively, "Brokers"). The execution and delivery of this

Amendment by each party shall be conclusive evidence that such party has relied upon the foregoing representation and warranty. Tenant shall indemnify and hold Landlord harmless from and against any and all claims for commission, fee or other compensation by any Person (excluding Brokers) who claims to have dealt with Tenant in connection with this Amendment and for any and all costs incurred by Landlord in connection with such claims, including, without limitation, reasonable attorneys' fees and disbursements. Landlord shall indemnify and hold Tenant harmless from and against any and all claims for commission, fee or other compensation by any Person who claims to have dealt with Landlord in connection with this Amendment (including, without limitation, Brokers) and for any and all costs incurred by Tenant in connection with such claims, including, without limitation, reasonable attorneys' fees and disbursements. The provisions of this Section 4 shall survive the expiration or termination of the Amended Lease.

5. Required Consents.

(A) Landlord represents, warrants and confirms to Tenant that Landlord has obtained all required consents to the parties' execution and delivery of this Amendment from the existing Mortgagee and Board of Managers, and that the existing Mortgagee as of the date hereof is Wilmington Trust, National Association, as trustee, for the benefit of the holders of DBCG 2017-BBG Mortgage Trust Commercial Mortgage Pass-Through Certificates.

(B) Landlord and Tenant acknowledge and agree that, on or prior to the date hereof, Landlord delivered to Tenant an amendment to the Nondisturbance Agreement from the existing Mortgagee, in each case that accounts for this Amendment.

4. Amended Lease. All references to "Lease", "herein", "hereof", or words of similar import in the Existing Lease, shall hereafter refer to the Amended Lease.

5. Reaffirmation. Landlord and Tenant each hereby acknowledge that the Existing Lease, as amended by this Amendment, remains in full force and effect.

6. Successors and Assigns. The Existing Lease, as modified by this Amendment, shall bind and inure to the benefit of the parties hereto and their successors and permitted assigns.

7. Counterparts. This Amendment may be executed in counterparts, it being understood that all such counterparts, taken together, shall constitute one and the same agreement, and by exchange of electronic "PDF" signatures, by DocuSign or similar application, or by other electronic means, which shall (i) have the same effect as original signatures, (ii) constitute valid execution of this Amendment, and (iii) be binding upon such party as though it had physically delivered a paper counterpart bearing its original, "wet ink" signature; and each party hereby waives any claims or defenses to the contrary.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Landlord and Tenant have duly executed and delivered this Amendment as of the day and year first above written.

731 OFFICE ONE LLC, Landlord

By: Vornado Management Corp., as managing agent

By: /s/ Thomas J. Sanelli
Name: Thomas J. Sanelli
Title: Executive Vice President -
Finance

BLOOMBERG L.P., Tenant

By: Bloomberg Inc., its general partner

By: /s/ Peter M. Smith
Name: Peter M. Smith
Title: Head of Global Real Estate

FIRST AMENDMENT OF LOAN AGREEMENT

This FIRST AMENDMENT OF LOAN AGREEMENT (this "Amendment") is entered into to be effective as of March 31, 2026 (the "Effective Date"), by **731 OFFICE ONE LLC**, a Delaware limited liability company, having an address at 888 Seventh Avenue, New York, New York 10019 (together with its permitted successors and/or assigns, "**Borrower**"), and **COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF LEX 2024-BBG MORTGAGE TRUST COMMERCIAL MORTGAGE PASS -THROUGH CERTIFICATES**, having an address at c/o Midland Loan Services, 10851 Mastin, Overland Park, Kansas 66210 (together with its permitted successors and/or assigns, "**Lender**"). Borrower and Lender shall be referred to herein individually as a "**Party**" and collectively as the "**Parties**".

RECITALS:

WHEREAS, German American Capital Corporation, JPMorgan Chase Bank, National Association and Wells Fargo Bank, National Association (collectively, "**Original Lender**") made a loan in the original principal amount of \$400,000,000 (the "**Loan**") to Borrower, as evidenced and secured by (i) that certain Loan Agreement, dated as of September 30, 2024, between Borrower and Original Lender (as the same may have been modified or amended, the "**Loan Agreement**"), and (ii) the other Loan Documents (as such term is defined in the Loan Agreement, and which shall be deemed to include this Agreement, the "**Loan Documents**"); capitalized terms not separately defined in this Agreement shall have the meanings assigned to them in the Loan Agreement;

WHEREAS, Lender is the current owner and holder of the Loan;

WHEREAS, Midland Loan Services, a Division of PNC Bank, National Association, is the Master Servicer under Trust and Servicing Agreement dated as of October 1, 2024 and the Lender's Attorney-in-Fact; and

WHEREAS, the Parties hereto desire to amend the terms of the Loan Agreement as expressly set forth below.

AGREEMENT:

For good and valuable consideration, the Parties hereto agree to amend the Loan Agreement as follows:

1. Recitals. The Recitals set forth above are true and accurate, are a material part of this Agreement, are hereby incorporated by reference, and the Parties are entitled to rely thereon.
2. References to Loan Agreement. From and after the Effective Date, all references in the Loan Documents to the Loan Agreement shall be to the Loan Agreement as amended by this Amendment.

3. Amendments and Related Matters.

(a) On or prior to the date hereof, (i) Borrower shall deposit funds with Lender sufficient to cause the balance of the Bloomberg Tenant Fund Account to equal the Bloomberg Tenant Fund Required Amount of \$56,808,900 (the “**Bloomberg Deposit**”), (ii) Borrower shall deliver to Lender a copy of the fully executed Tenth Amendment of Lease between Borrower Bloomberg L.P. (“**Tenant**”) in the form previously approved by Lender (the “**Tenth Amendment**”), (iii) Borrower, Tenant and Lender shall deliver to each other a fully executed First Amendment of Subordination, Attornment, Non-Disturbance and Estoppel Agreement (the “**SNDA Amendment**”), and (iv) Borrower shall pay to Lender a processing fee in the amount of \$100,000, and all of Lender’s out of pocket expenses (the foregoing shall be referred to collectively as the “**Closing Requirements**”).

(b) Lender hereby approves the Tenth Amendment.

(c) Borrower and Lender hereby acknowledge satisfaction of the Closing Requirements and agree that both the Bloomberg Lease Sweep Period, and the related Trigger Period, have ended.

(d) Borrower shall record the SNDA Amendment in the appropriate county recording office at its cost and expense, and promptly thereafter, return the record-stamped original of the SNDA Amendment to Lender.

(e) From and after the date hereof, the funds in the Bloomberg Tenant Fund Account shall be transferred to the Bloomberg Free Rent Account, to be held and disbursed in accordance with new Section 6.7.1 of the Loan Agreement.

(f) Section 6.7.1 of the Loan Agreement is hereby deleted in its entirety and replaced with the following replacement Section 6.7.1:

6.7.1 Bloomberg Free Rent Account.

(a) As of March 31, 2026, Lender is holding \$56,808,900 in an Account (the “**Bloomberg Free Rent Account**”). Amounts held from time to time in the Bloomberg Free Rent Account pursuant to this Section 6.7.1 are referred to herein as the “**Bloomberg Free Rent Funds**”. Funds in the Bloomberg Free Rent Account shall be invested in Permitted Investments in accordance with Section 6.1 hereof. Any income or interest earned on the Bloomberg Free Rent Funds on deposit in the Bloomberg Free Rent Account shall be deposited into the Bloomberg Free Rent Account.

(b) Provided no Event of Default shall exist and remain uncured, Lender shall disburse Bloomberg Free Rent Funds in the amount listed below (the “**Monthly Free Rent Amount**”) on each Monthly Payment Date listed below, as follows: (i) if no Trigger Period exists, the Monthly Free Rent Amount would be applied to Debt Service due and payable on such Monthly Payment Date, and the excess of the Monthly Free Rent Amount over such Debt Service, if any, would be paid to the Borrower within one (1) Business Day thereafter, or (ii) if a Trigger Period exists, the Monthly Free Rent Amount would be applied in accordance with Section 6.12.1 of the Loan Agreement.

Monthly Payment Date in April, 2026: \$6,632,051.04
Monthly Payment Date in May, 2026: \$6,632,051.04
Monthly Payment Date in June, 2026: \$6,632,051.04
Monthly Payment Date in July, 2026: \$6,632,051.04
Monthly Payment Date in August, 2026: \$6,632,051.04
Monthly Payment Date in September, 2026: \$6,632,051.04
Monthly Payment Date in October, 2026: \$6,632,051.04
Monthly Payment Date in November, 2026: \$6,632,051.04
Monthly Payment Date in December, 2026: Remainder of Bloomberg Free Rent
Funds

If the Monthly Free Rent Amount or any Monthly Payment Date is insufficient to pay in full all amounts due from Borrower on such date, Borrower shall pay the resulting shortfall on or before such Monthly Payment Date.

(c) Any Bloomberg Free Rent Funds remaining in the Bloomberg Free Rent Account after the Obligations have been paid in full shall be returned, within five (5) Business Days, to Borrower (or, at Borrower's request, credited against the payoff amount of the outstanding Obligations on the payoff statement).

(g) The following defined terms contained in the Loan Agreement, and the provisions related thereto, are hereby deleted and shall have no further force or effect: "Bloomberg Eligible Alteration Costs", "Bloomberg Lease Sweep Period", and "Bloomberg Tenant Fund Required Amount".

(h) Borrower shall record the SNDA Amendment in the appropriate county recording office at its cost and expense, and promptly thereafter, return the record-stamped original of the SNDA Amendment to Lender.

(i) The term "Trigger Event" as used in Sections 6.6.1(b) and 6.12.1 of the Loan Agreement are hereby replaced with the term "Trigger Period".

(j) The notice addresses for Lender and its counsel contained in the Loan Agreement and the other Loan Documents are hereby deleted in their entirety and replaced with the following:

If to Lender: Computershare Trust Company, as Trustee, for the benefit of the
 Holders of LEX 2024-BBG Mortgage Trust Commercial
 Mortgage Pass-Through Certificates
 c/o Midland Loan Services
 10851 Mastin, Suite 300
 Overland Park, KS 66210
 Attention: Asset Management (Loan No. 030511206)
 Facsimile No.: 888-706-3565

4. No Oral Change; Ratification. This Amendment, and any provisions hereof, may not be modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of the Parties, but only by an agreement in writing signed by the Party against whom enforcement of any modification, amendment, waiver, extension, change, discharge or termination is sought. Except as expressly modified by this Amendment, all other terms and conditions of the Loan Agreement and the other Loan Documents remain unchanged and in full force and effect and are hereby ratified and confirmed by the Parties.

5. Amendment Part of the Loan Agreement. This Amendment shall be deemed to be a part of the Loan Agreement, and shall be governed and interpreted in accordance with the terms and provisions thereof as if set forth therein. To the extent there are any conflicts between any of the terms or provisions of the Loan Agreement and any of the terms or provisions of this Amendment, the terms and provisions of this Amendment shall control.

6. Duplicate Originals, Counterparts. This Amendment may be executed in any number of duplicate originals and each duplicate original will be deemed to be an original. This Amendment may be executed in any number of counterparts, each of which constitutes an original, and all the counterparts together constitute one and the same Amendment. Electronic copies of this Amendment and signatures thereon will have the same force, effect and legal status as originals.

[Signature Pages Follow]

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the date and year first written above.

LENDER:

**COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION, AS
TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF LEX 2024-BBG
MORTGAGE TRUST COMMERCIAL MORTGAGE PASS -THROUGH
CERTIFICATES**

By: Midland Loan Services, a division of PNC Bank, National Association, its Master
Servicer and Attorney-in-Fact

By: /s/ Andrea S. Helm
Name: Andrea S. Helm
Title: Senior Vice President

[Signatures Continue on Following Page]

LANDLORD:

731 OFFICE ONE LLC, a Delaware limited liability company

By: **731 OFFICE ONE HOLDING LLC**, a Delaware limited liability company, its sole member

By: **ALEXANDER'S, INC.**, a Delaware corporation, its sole member

By: /s/ Steven J. Borenstein

Name: Steven J. Borenstein

Title: Secretary