

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 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): January 22, 2018

Cue Biopharma, Inc.

(Exact name of registrant as specified in its charter)

Delaware

(State or other jurisdiction
of incorporation)

001-38327

(Commission
File Number)

47-3324577

(IRS Employer
Identification No.)

675 W. Kendall St., Cambridge, MA

(Address of principal executive offices)

02142

(Zip Code)

(Registrant's telephone number, including area code): **(617) 949-2680**

Not Applicable

(Former name or former address, if changed since last report.)

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 Instruction A.2. below):

- 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))

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 January 22, 2018, Cue Biopharma, Inc. (the “Company”) entered into a License Agreement (the “License”) with MIL 21E, LLC (the “Licensor”) for the lease of approximately 19,833 rentable square feet of the building located at 21 Erie Street, Cambridge, Massachusetts (the “Premises”). The Company expects to use the Premises as its new principal executive offices and for general office, research and development and laboratory uses. The term of the License will commence on the later of May 1, 2018 or the actual delivery of the Premises and expire on April 30, 2021. The License has a monthly rental rate of \$297,495 for the first 18 months and \$388,396 for the remainder of License term. Pursuant to the License, the Company must prepay three months of rent. The Licensor is obligated under the License to provide certain services to the Company, including providing certain gases, chemicals and equipment to the Premises’ laboratory space, IT support, security, office support and health and safety training. In the event of an uncured default of certain of the Company’s obligations under the License, the Licensor has the right to terminate the License.

Item 2.03 Creation of a Direct Financial Obligation or an Obligation under an Off-Balance Sheet Arrangement of a Registrant.

The information set forth in Item 1.01 above is incorporated by reference herein.

SIGNATURES

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.

Cue Biopharma, Inc.

Date: January 26, 2018

By: /s/ Daniel R. Passeri
Name: Daniel R. Passeri
Title: Chief Executive Officer and Director
