

**SEND INVOICES TO:
METROPOLITAN LIFE INSURANCE CO.
C/O ALBERT B. ASHFORTH, INC.**

1010 Washington Blvd. Mail Box #2
Stamford, Connecticut 06901

Managing Agent

Phone: (203) 674-0723

Fax: (203) 358-8181

PURCHASE ORDER #

NO: WS01212004-3

*(Show this Purchase Order
on all correspondence,
Invoices, shipping papers
and packages)*

FA X E D
1/21/04

**TO: Advanced Power Services, LLC
161 Woodford Ave, Unit 1, Box 4
Plainville, CT 06062**

**Attn: John S. Gribok
Phone: (860) 747-8308
Fax: (860) 410-0655**

**DATE: January 21, 2004
SHIP TO: Albert B. Ashforth Inc.
Washington Square
Box # 2
Washington Blvd.
Stamford, CT. 06901
Attn: Donna Chaklos, Prop. Mgr.**

Per your attached proposal dated January 15, 2004 (Agreement Number 30115) please provide Generator Maintenance Service to 1010 Washington Boulevard, Stamford, CT (Washington Square).

Equipment: 250ROZ – 71 Kohler Generator

Engine Model Number: NT 855G3

Serial Number: 11413731

Major Site Visit: \$640 – Scheduled for January

Minor Site Visit: \$325 – Scheduled for July

The attached “Standard Preventive Maintenance Services” is part of this Purchase Order.

Work to be coordinated with Building Management.

Terms of payment net 30 days upon receipt of original invoice from Advanced Power Services, LLC

Please make sure you have the necessary insurance by supplying a certificate of insurance naming *(current insurance certificate is on file in the on-site management office)*:

ALBERT B. ASHFORTH, INC. as Certificate Holder sent to 1010 Washington Boulevard, Stamford, CT 06901 and Albert B. Ashforth Inc. & Metropolitan Life Insurance Co. at Washington Square as ADDITIONAL INSURED.

Certificate should evidence the following types of coverage:

- A) Comprehensive General Liability including products and completed operations with a minimum limit of liability of \$1 million per occurrence and \$3 million in the aggregate.
- B) Workmen’s Compensation Insurance State statutory coverage.
- C) Automobile Liability and bodily injury and property damage.
- D) Commercial Umbrella Liability.

REQUISITIONED BY: Donna Chaklos, Prop. Mgr.

AUTHORIZED BY: *Donna Chaklos*

DATE: January 21, 2004

A/A/F: Washington Square

ADVANCED POWER SERVICES, LLC

PREVENTIVE MAINTENANCE AGREEMENT

AGREEMENT NUMBER 30115
CUSTOMER ALBERT B. ASHFORTH, INC. - WASHINGTON SQUARE
BILLING ADDRESS 1010 WASHINGTON BOULEVARD
STAMFORD, CT. 06901

Advanced Power Services will provide to the customer upon acceptance of this agreement regularly scheduled preventive maintenance on the specific equipment. The preventive maintenance procedures to be performed are those described in the attached reference agreement titled "Standard Preventive Maintenance Services".

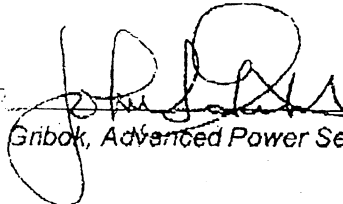
The cost for this service will be an annual charge based on the scope of the procedures and the number of visits per year. This charge will be subject to change at the time of annual renewal. Connecticut state sales tax will be added if applicable.

This agreement covers only those items listed herein. Additional work not covered by this agreement or by written warranty will be billed to the customer on a time and material basis. The customer will receive an estimate of the cost of those procedures prior to Advanced Power Services starting the work.

Advanced Power Services will contact the customer to schedule an appointment prior to maintenance being performed. The specifics of this agreement are outlined below.

Equipment Description 250702-71 KOHLER GENERATOR
Engine Model Number NT 855 G3 Serial Number 11413731
Equipment Location WASHINGTON SQUARE
1010 WASHINGTON BLVD, STAMFORD, CT 06901
Additional Procedures to be Performed OIL AND COOLANT ANALYSIS

Customer Contact DONNA CHAKLOS Telephone# 203 674 0723 FX 203 350 8101
Number of Visits Annually TWO
Major Visit Scheduled Date JAN Cost \$ 640.00
Minor Visit Scheduled Date JULY Cost \$ 325.00

SIGNED  Date 1/15/04 #965.09
John S. Gribok, Advanced Power Services, LLC

161 Woodford Ave. Unit 1, Box 4 Plainville, CT 06062
TEL.# (860) 747-8308 FAX# (860) 410-0655

SHELTON

ENFIELD

CLINTON

ADVANCED POWER SERVICES, LLC

PREVENTIVE MAINTENANCE AGREEMENT

CUSTOMER WASHINGTON SQUARE AGREEMENT NUMBER 30115

STANDARD PREVENTIVE MAINTENANCE SERVICES

1. FUEL SYSTEM

- a. Check for leaks.
- b. Functional test of day tank (if applicable).
- c. Inspect fuel lines.
- d. remove and replace fuel filters (Major visit only).

2. COOLING SYSTEM

- a. Check coolant level (add if necessary).
- b. Check antifreeze strength.
- c. Check fan belts.
- d. Check coolant hoses and lines.
- e. Check radiator core.
- f. Check radiator pressure cap.
- g. Check operation of coolant heater (if applicable).
- h. Take sample for analysis.

3. LUBRICATION SYSTEM

- a. Check engine oil level.
- b. Drain and refill engine oil sump (Major visit only).
- c. Remove and replace engine oil filters (Major visit only).
- d. Check engine oil heater (if applicable).
- e. Record engine oil pressure during operational test.
- f. Take oil sample for analysis.

4. ENGINE ELECTRICAL SYSTEM

- a. Check battery specific gravity.
- b. Inspect battery, battery cables and connections.
- c. Inspect engine electrical harness for abrasion and loose connections.
- d. Check battery charging generator belt (if applicable).

5. ENGINE EXHAUST SYSTEM

- a. Check flexible exhaust section.
- b. General inspections of exhaust system integrity.

6. INTAKE AIR SYSTEM

- a. Inspect air cleaner element conditions.
- b. Check generator room air inlet.

7. OPERATIONAL TEST

- a. Start the set manually and inspect for proper operation, unusual noises, etc.
- b. Simulate all emergency alarm and shutdown functions.
- c. Start the set automatically by a simulated power failure or by the test mode.

8. MATERIALS

The following materials will be supplied by Advanced Power Services.

- | | | | |
|---------------------------|----------------|-----------------------|--------------------|
| a. Lube Oil Filter | <u>LF 670</u> | d. Lube Oil | <u>10</u> gallons. |
| b. Fuel Filter, Primary | <u>FF105</u> | e. Additives | <u>A/R</u> |
| c. Fuel filter, Secondary | <u>WF 2071</u> | f. Oil Sample Kit | <u>1</u> |
| | | g. Coolant Sample Kit | <u>1</u> |

161 Woodford Ave. Unit 1, Box 4 Plainville, CT 06062
TEL.# (860) 747-8308 FAX# (860) 410-0655

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ADVANCED POWER SERVICES, LLC

GENERATOR SET TECHNICAL REPORT

CUSTOMER: Albert B. Ashforth, Inc. WORK ORDER# 23913

GENERATOR CONDITIONS

CHECK POINTS

- () VIBRATIONS
- () BRUSHES
- () WINDINGS
- () RECTIFIER CONNECTIONS
- () GENERATOR BEARING
- () VOLTAGE REGULATOR CONNECTIONS

READINGS

FREQUENCY (NO LOAD) 60
EXITER FIELD RESISTANCE 1.8
NO LOAD FIELD VOLTAGE 117
L1-L2 VOLTAGE 430
L2-L3 VOLTAGE 430
L3-L1 VOLTAGE 430

ENGINE CONDITIONS

- () BELT CONDITIONS
- () HOSE CONDITIONS
- () BELT TENSION(S)
- () COOLANT CONDITION
- () FUEL LINE CONDITION
- () RADIATOR CAP
- () RADIATOR CORE
- () ROOM AIR MAKE-UP
- () ROOM AIR OUTLET
- () EXHAUST SYSTEM INTEGRITY

OIL LEVEL ✓
COOLANT LEVEL ✓
COOLANT PROTECTION -34
OIL PRESSURE 65
FUEL PRESSURE N/A
WATER TEMPERATURE 186
CRANK CASE PRESSURE N/A
AIRBOX PRESSURE (IF APPLICABLE) N/A
PREVIOUS OIL SAMPLE CONDITION ✓
ENGINE HOURS 135.7

OIL CHANGED
FUEL FILTERS CHANGED
AIR FILTERS CHANGED
COOLANT CHANGED
OIL FILTER CHANGED
OIL SAMPLES TAKEN

YES (<input checked="" type="checkbox"/>)	NO (<input type="checkbox"/>)
YES (<input checked="" type="checkbox"/>)	NO (<input type="checkbox"/>)
YES (<input type="checkbox"/>)	NO (<input checked="" type="checkbox"/>)
YES (<input type="checkbox"/>)	NO (<input checked="" type="checkbox"/>)
YES (<input checked="" type="checkbox"/>)	NO (<input type="checkbox"/>)
YES (<input checked="" type="checkbox"/>)	NO (<input type="checkbox"/>)

OIL LEAKS None
COOLANT LEAKS None
FUEL LEAKS None
EXHAUST LEAKS None

UNIT ELECTRICAL & SAFETY CIRCUITS

- () BATTERY TERMINALS
- () ENGINE WIRING CONDITION
- () AIR DAMPER OPERATION
- () CONTROL BOX CONNECTION
- () OVER SPEED TRIP POINT
- () LOW OIL PRESSURE DELAY
- () HIGH WATER TEMPERATURE SHUTDOWN
- () ALTERNATOR VOLTAGE 27 vdc

OVER CRANK DELAY _____
CRANK CYCLES _____
ON TIME _____ OFF TIME _____
BATTERY TEST AMPS
BATT A BATT B BATT C BATT D
16.1 16.1 _____ _____

MISCELLANEOUS ITEMS

- () BLOCK HEATER SYSTEM
- () DAY TANK SYSTEM
- () TRANSFER SWITCH

STATIC BATTERY CHARGER:
EQUALIZE RATE _____
FLOAT RATE 24

SERVICE TECHNICAN _____ DATE _____

✓-SATISFACTORY / A-ADJUSTED / R-REPAIRED / NA-NOT APPLICABLE / RR-RECOMMEND REPLACEMENT