

LEASE ABSTRACT

Landlord: Metropolitan Life Insurance Co.  
Tenant: Drotman & Sawkiw  
Building: 1010 Washington Boulevard  
Original Lease Date: June 6, 1996  
Amendment No. 1 Date: September 9, 1998  
Amendment No. 2 Date: May 26, 2004  
  
Tenant Contact: Edward S. Drotman

Tax Identification:

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SECTION:

3(a) Area: 620 REVISED  
Amendment 1: 679 rentable square feet  
  
2(a) Area:  
Amendment 2: 688 rentable square feet  
  
3(a) Location: 3<sup>rd</sup> floor REVISED  
Amendment 1: 1<sup>st</sup> Floor, Plaza  
  
3(b) Term: 3 years: July 1, 1996 - June 30, 1999  
Amendment 1: 5 years: July 1, 1999 - June 30, 2004  
  
2.2 Amendment 2: 5 years: July 1, 2004 - June 30, 2009.  
  
Lease Commencement Date:  
2 Amendment 1: The date the premises are substantially complete.  
  
2 Amendment 2: Renewal  
  
Rent Commencement Date:  
3(c) Amendment 1: July 1, 1999  
2(c) Amendment 2: July 1, 2004  
  
Expiration Date:  
  
Base Rent Per Year:  
3(c) Amendment 1: July 1, 1999 - June 30, 2000  
\$12,901 per year (\$19 psf)  
July 1, 2000 - June 30, 2001  
\$13,240.50 per year (\$19.50 psf)  
July 1, 2001 - June 30, 2002  
\$13,580 per year (\$20 psf)  
July 1, 2002 - June 30, 2003  
\$13,919.50 per year (\$20.50 psf)  
July 1, 2003 - June 30, 2004  
\$14,259 per year (\$21 psf)  
  
2(c) Amendment 2: July 1, 2004 - June 30, 2005  
\$12,384 per year (\$18psf)  
July 1, 2005 - June 30, 2006  
\$12,728 per year (\$18.50psf)  
July 1, 2006 - June 30, 2007  
\$13,072 per year (\$19.00psf)

July 1, 2007 - June 30, 2008  
\$13,416 per year (\$19.50psf)

July 1, 2008 - June 30, 2009  
\$13,760 per year (\$20.00psf)

3(g) Electric: \$1.50 psf  
Amendment 1: \$1.75 psf - subject to proportional increases  
or decreases.

2(e) Amendment 2: No change

Prepaid Rent: N/A

21 Late Charges: 12% per year

Real Estate Tax Base Year:

3(e) Amendment 1: July 1, 1998 - June 30, 1999

d(4.2) Amendment 2: July 1, 2003 - June 30, 2004

Operating Expense Base Year:

3(f) Amendment 1: 1999 calendar year

2(d) Amendment 2: 2004 calendar year

Tenant's Share:

3(d) Amendment 1: 0.453%

2(d) Amendment 2: 0.496%

2(d) Amendment 2: 0.502%

37.1 Security Deposit: \$1,601.67

27 Parking: (3) non-designated, unreserved spaces

Construction Allowance:

4 Amendment 1: Landlord to perform at sole cost & expense  
so that premises is similar to original space

Broker:

5 Amendment 1: Albert B. Ashforth, Inc.

10.1(a) Insurance: General Liability \$1,000,000 per occurrence  
\$2,000,000 aggregate, and \$100,000 for  
Property damage.

12 Assignment/Subletting: Prior Landlord consent required. Landlord to  
receive 50% of any excess, and 50% of rent &  
expense reimburse paid in monthly installments  
(1)month in arrears. Tenant to reimburse for  
legal cost associated.

Renewal Options: No

Expansion Options: N/A

Termination Options: N/A

4 Amendment 2: HVAC - Overtime usage tenant agrees to pay landlord  
by the current hourly rate charged by  
landlord.

9.1 HVAC - Business Hrs.: 8:00am to 6:00 pm Mon-Fri.

Overtime Rate: 9:00am to 1:00 pm Sat.

Sch.F Holidays: (6) Legal Days per year

Other:

Prepared by: Santos Alicea

Date: 7/14/04

Property Management

Reviewed by: \_\_\_\_\_

Date: