

**1010 WASHINGTON BOULEVARD
LEASE ABSTRACT**

Landlord: Metropolitan Life Insurance Co.
Tenant: Eze Castle Software, Inc.
Tenant Tax ID#
Building: 1010 Washington Boulevard
Lease Date: April 22, 2003
Tenant Contact: Michael Ellis (Phone 617-316-1119)

Total Building Area: 135,124

Unit Area: 1,318 rentable square feet
Amend. # 1 (expansion space A) 203 rentable square feet

Location: 1st Floor in the Annex
Amend. # 1 1st Floor in the Annex

Term: 3 years

Lease Commencement Date: April 29, 2003

Rent Commencement Date: April 29, 2003
Amend. # 1 (expansion space A) January 01, 2004

Expiration Date: March 30, 2006

Base Rent Per Year:

05/01/03 – 04/30/04 \$1,647.50 (\$19,770.00)
05/01/04 – 04/30/05 \$1,647.50 (\$19,770.00)
05/01/05 – 04/30/06 \$1,647.50 (\$19,770.00)

Amend. # 1 (space A) 06/01/03 – 12/31/03 Free Rent
01/01/04 – 04/30/06 \$253.75 (\$3,045.00)

Electric: \$1.75 rsf \$192.20 month (\$ 2,306.40 annually)

Amend. # 1 (space A) \$1.75 rsf \$29.60 month (\$355.20 annually)

3.3a Late Charge/Default Rate: The lesser of 18% per annum or the maximum Rate of interest permitted by law.

Real Estate Tax Base Year: July 1, 2002 – June 30, 2003

Operating Expense Base Year: **Calendar year 2003**

Tenant's Proportionate Share: **0.9754%**

Amend. # 1 (space A) **0.1502%**

Combined Demised & Expansion **1.1256%**

Security Deposit: **\$4,942.50**

Amend. # 1 (space A) **\$761.25**

- **Landlord's Work :** Landlord shall remove existing door on the current wall between the Expansion Premises Space A and the space currently occupied by the Westfield Group, Inc. and cover opening with sheet rock. The work will include an extension to the ceiling slab of said wall and the balance of the wall between the demised premises and the space formerly occupied by the Westfield Group, Inc.

Amend. # 1 (space A)

- **Install a single electrical service for the combined demised premises and the expansion premises space A and a separate electrical service.**
- **Fire seal the opening at the convector cover.**
- **Do touch – up painting made necessary by the above referenced work.**

Broker: **ALBERT B. ASHFORTH, INC.**

19.3 Insurance: **\$3,000,000 public liability insurance for death or injury to any number persons or for property damage, for each occurrence.**

Assignment/Subletting: **N/A**

29.1 Renewal Option: **No option to renew.**

Right of First Refusal: **N/A**

Holdover: **Tenant shall pay as rent a sum equal to one and one-half times the amount, including fixed rent and additional rent, payable for the month preceding such holding over computed on a daily basis for each day that the tenant remains in possession.**

Overtime Rate:

Business Hours: **7:00 A.M. to 6:00 P.M. Monday through Friday
7:00 A.M. to 1:00 P.M. Saturday**

Storage Facilities: **N/A**

Parking: **2.6 parking stalls per 1,000 rentable square feet non-**

reserved basis at no additional cost to tenant.
Landlord may from time to time and at any time impose
charges for additional parking spaces (\$45.00 per space
per month)

Prepared by: Santos Alicea

Date: July 14, 2004

Reviewed by: luci Rogers-Reyes

Date: 07/20/04