

**1010 WASHINGTON BOULEVARD
LEASE ABSTRACT**

Landlord: Metropolitan Life Insurance Co.
Tenant : The Hunting Party, Inc.
Tenant Tax ID#
Building: 1010 Washington Boulevard
Lease Date: May 23, 2000
Tenant Contact:

Total Building Area: 135,124 sf
Unit Area: 1,153 sf
Location: 2nd floor, east side
Term: 5 years
Lease Commencement Date: June 15, 2000
Rent Commencement Date: June 15, 2000
Expiration Date: June 14, 2005
Base Rent Per Year: 6/15/00-6/14/03 \$27,672 annual (2,306.00 mo.)
6/15/03-6/14/05 \$28,825 annual (2,402.08 mo.)
Electric: \$1.75 psf \$2,017.75 annual (168.15 mo.)
3.3a Late Charge/Default Rate: 5% late fee after 5 day grace period
18% per annum for default over 90 days
Real Estate Tax Base Year: July 1, 2000 - June 30, 2001
Operating Expense Base Year: Calendar year 2000
Tenant's Share: .853%
Security Deposit: \$9,608.32
Reduced to \$7,206.24 on 6/15/02
Landlord's Work: LL to update light fixtures, replace broken/stained ceiling tiles, install new carpet, and paint the walls.
Broker: Albert B. Ashforth, Inc.
11.1 Insurance: Public liability & property damage \$3,000,000 per

occurrence

15.1 Assignment/Subletting:

Allowed with Landlord's consent.

Renewal Option:

n/a

Right of First Refusal:

n/a

19.1 Holdover:

150% of fixed and additional rent as billed for the month prior to holdover period.

Overtime Rate:

Notice by 2:00pm of prior day

Business Hours:

**7:00am to 6:00pm, Monday – Friday
9:00am to 1:00pm, Saturdays**

Storage Facilities:

n/a

Exh E Parking:

**2.6 parking spaces per 1,000 sf
\$15.00 per parking violation**

Prepared by: Nancy L. Cohen

Date: June 27, 2000

Reviewed by: _____

Date: _____