

**1010 WASHINGTON BOULEVARD
LEASE ABSTRACT**

Landlord: Metropolitan Life Insurance Co.

Tenant : PHILIP FRENCH, ESQ.

Tenant Tax ID#

Building: 1010 Washington Square

Lease Date: October 7, 1992
Amendment 1 December 22, 1997
Amendment 2 December 1, 2002

Tenant Contact: Judy French
203-357-1332

Total Building Area: 134,000 rsf
Amendment 1 136,977 rsf
Amendment 2 136,837 rsf

Unit Area: 1,250 rsf
Amendment 1 1,520rsf
Amendment 2 1,648rsf

Location: 2nd floor, Plaza

Term: 5 years
Amendment 1 5 years
Amendment 2 5 years

Lease Commencement Date: December 1, 1992

Rent Commencement Date: December 1, 1992
Amendment 1 December 1, 1997
Amendment 2 December 1, 2002

Expiration Date: November 30, 1997
Amendment 1 November 30, 2002
Amendment 2 November 30, 2007

Base Rent Per Year: Year 1-3 \$16,250.00 (\$1,354.16 mo) \$13.00 psf
Year 4-5 \$17,500.00 (\$1,458.33 mo.) \$14.00 psf
Amendment 1 12/01/97-11/30/98 \$2,026.67 mo. (\$16.00rsf)
12/01/98-11/30/99 \$2,153.33 mo. (\$17.00rsf)
12/01/99-11/30/00 \$2,280.00 mo. (\$18.00rsf)
12/01/00-11/30/01 \$2,406.67 mo. (\$19.00rsf)
12/01/01-11/30/02 \$2,533.33 mo. (\$20.00rsf)
Amendment 2 12/01/02-11/30/03 \$2,884.00 mo. (\$21.00rsf)
12/01/03-11/30/04 \$3,021.33 mo. (\$22.00rsf)
12/01/04-11/30/05 \$3,158.67 mo. (\$23.00rsf)
12/01/05-11/30/06 \$3,296.00 mo. (\$24.00rsf)
12/01/06-11/30/07 \$3,433.33 mo. (\$25.00rsf)

<u>Electric:</u>	\$1.75 psf
<u>Late Charge/Default Rate:</u> days	5% late fee on balance after due date 3%+ prime rate of CT Bank & Trust (or successor) after 20 days
<u>Real Estate Tax Base Year:</u> Amendment 1 Amendment 2	July 1, 1992– June 30, 1992 July 1, 1997–June 30, 1998 July 1, 2002–June 30, 2003
<u>Operating Expense Base Year:</u> Amendment 1 Amendment 2	calendar year 1993 - 95% occupancy calendar year 1997 calendar year 2002
<u>Tenant's Share:</u> Amendment 1 Amendment 2	.93% 1.11% 1.20%
<u>Security Deposit:</u> Amendment 1	\$1,354.16 \$2,660.00
<u>Landlord's Work:</u> Amendment 1	TT solely responsible for all construction of premises. LL to reimburse TT up to \$11,000 upon completion & presentation of approved invoices. LL to replace entrance door with mahogany door, remove & sheetrock unusable entrance door, balance HVAC equipment on premises, and install insulation in wall between premises & McCarthy O'Callaghan space.
<u>Broker:</u> Amendment 1 Amendment 2	Pyramid Real Estate GRP Realty Company ABA Brokerage
<u>Insurance:</u>	Public liability \$1,000,000 per occurrence General Aggregate of \$2,000,000 Property of \$100,000 Landlord as add'l insured
<u>Assignment/Subletting:</u>	Must have prior Landlord consent. A transfer of interest of 30% or more constitutes an assignment.
<u>Termination Option:</u>	Lease may be terminated by TT, if during the term, TT is mentally/physically incapacitated/impaired so TT cannot practice law OR in the event of TT's death. Termination is effective (3) months following WRITTEN notice & receipt of (3) month rent payable those months. A physicians written statement must attest to mentally/physically incapacity.
<u>Business Hours:</u>	8:00am to 6:00pm, Monday – Friday 9:00am to 1:00pm, Saturdays

Parking:

4 unreserved

Prepared by: Nancy L. Cohen

Date: October 31, 2000

Updated by: Santos Alicea

Date: June 10, 2004

Reviewed by: _____

Date: _____