

**1010 WASHINGTON BOULEVARD  
LEASE ABSTRACT**

**Landlord:** Metropolitan Life Insurance Co.  
**Tenant:** Harper International, Inc.  
**Tenant Tax ID#** #00000  
**Building:** 1010 Washington Boulevard  
**Lease Date:** April 22, 2003  
**Tenant Contact:** Fred Haines

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**Total Building Area:** 135,124  
**Unit Area:** 2,450 rentable square feet  
**Location:** 2<sup>nd</sup> Floor in the Annex  
**Term:** 7 years, 2 months  
**Lease Commencement Date:** May 1, 2003  
**Rent Commencement Date:** June 20, 2003  
**Expiration Date:** July 31, 2010

**Base Rent Per Year:**  
06/20/03 – 08/20/03 Free Rent  
08/21/03 – 08/20/04 \$3,470.83 (\$41,649.96)  
08/21/04 – 08/20/05 \$3,675.00 (\$44,100.00)  
08/21/05 – 08/20/06 \$3,879.17 (\$46,550.04)  
08/21/06 – 08/20/07 \$4,083.33 (\$48,999.96)  
08/21/07 – 08/20/08 \$4,287.50 (\$51,450.00)  
08/21/08 – 08/20/09 \$4,491.67 (\$53,900.04)  
08/21/09 – 07/31/10 \$4,695.83 (\$56,349.96)

**Electric:** \$1.75 rsf \$357.29 month (\$ 4,287.50 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:**           **1.8131%**

**Security Deposit:**                           **\$14,087.49**

**Landlord's Work :**                           **Landlord shall perform work and pay construction costs for new carpet, paint, demolition, new partition walls, ceiling tiles and other work as outlined in the attached plans and specifications which have been mutually agreed to by the landlord and tenant.**

**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:**    \_\_\_\_\_

**Date:**    \_\_\_\_\_