

**1010 WASHINGTON BOULEVARD
LEASE ABSTRACT**

Landlord: Metropolitan Life Insurance Co.
Tenant: Eric L. Steinberg (Systiplax)
Tenant Tax ID#
Building: 1010 Washington Boulevard
Lease Date: September 17, 1995
Amendment 1: October 15, 2000
Amendment 2: June 26, 2002
Tenant Contact: Eric L. Steinberg

Total Building Area: 134,000
Amendment 1: 135,966
Amendment 2: 136,709

Unit Area: 548
Amendment 1: 642

Location: 2nd Floor, Plaza

Term: 5 years
Amendment 1: 15.5 months
Amendment 2: 5 Years
55 months

Lease Commencement Date: **October 13, 1995**
Amendment 1: October 13, 2001
Amendment 2: February 26, 2002

Rent Commencement Date: October 13, 1995
Amendment 1: October 13, 2001
Amendment 2: February 1, 2002

Expiration Date: October 12, 2000
Amendment 1: January 31, 2002
Amendment 2: January 31, 2007

Base Rent Per Year: 10/13/95 – 10/12/96 \$7,124.00
10/13/96 – 10/12/97 \$7,672.00
10/13/97 – 10/12/98 \$8,222.00
10/13/98 – 10/12/99 \$8,736.00
10/13/99 – 10/12/00 \$9,316.00
Amendment 1: \$1,123.50 mo. (\$13,482.00 annual)

Amendment 2:	02/01/02 – 01/31/03 \$1,203.75 (Annual \$14,445.00)
	02/01/03 – 01/31/04 \$1,257.25 (Annual \$15,087.00)
	02/01/04 – 01/31/05 \$1,310.75 (Annual \$15,729.00)
	02/01/05 – 01/31/06 \$1,364.25 (Annual \$16,371.00)
Amendment 2: Continues	02/01/06 – 01/31/07 \$1,417.75 (Annual \$17,013.00)
Electric:	\$1.50 psf \$68.50 mo. (\$ 822.00 annual)
Amendment 1:	\$1.75 psf \$93.63 mo. (\$1,123.50 annual)
3.3a Late Charge/Default Rate:	5% late fee after 10 day grace period 18% per annum for default over 15 days
Real Estate Tax Base Year:	July 1, 1995 – June 30, 1996
Amendment 1:	July 1, 2000 - June 30, 2001
Amendment 2:	July 1, 2001 - June 30, 2002
Operating Expense Base Year:	calendar year 1995
Amendment 1:	Calendar year 2001
Amendment 2:	Calendar year 2002
Tenant's Share:	.41%
Amendment 1:	.47%
Security Deposit:	\$1,507.00
Landlord's Work:	
Broker:	
19.3 Insurance:	\$1,000,000 per occurrence \$2,000,000 general aggregate per personal injury/death \$ 100,000 property damage
Assignment/Subletting:	
29.1 Renewal Option:	one (5) year term with 6 months notice at FMV
Right of First Refusal:	N/A
Holdover:	
Overtime Rate:	
Business Hours:	
Storage Facilities:	N/A
Parking:	2 parking spaces

Prepared by: Santos Alicea

Date: June 26, 2002

Reviewed by: _____

Date: _____