

**1010 WASHINGTON BOULEVARD
LEASE ABSTRACT**

Landlord: Metropolitan Life Insurance Co.
Tenant: Wright Packaging, Inc.
Tenant Tax ID# #00000
Building: 1010 Washington Boulevard
Lease Date: December 28, 2002
Tenant Contact: Mark McLaughlin

Total Building Area: 135,124
Unit Area: 1,424rsf
Location: 2nd Northeast corner
Term: 2 years
Lease Commencement Date: January 1, 2003
Rent Commencement Date: January 1, 2003
Expiration Date: December 31, 2004

Base Rent Per Year:
01/01/03 – 12/31/03 \$2,966.67 (\$35,600.04)
01/01/04 – 12/31/04 \$2,966.67 (\$35,600.04)

Electric: \$1.75 rsf \$207.66 month (\$ 2,492.00 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: 1.0538%

Security Deposit: \$5,933.34

Landlord's Work : No work letter

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:

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: _____