

**1010 WASHINGTON BOULEVARD
LEASE ABSTRACT**

Landlord: Metropolitan Life Insurance Co.

Tenant : **EQUIFAX, INC,**
Assigned by The Polk Company, successor-in-interest to
American Data Consultants, Inc.

Tenant ID.No.:

Building: 1010 Washington Boulevard

Lease Date: October 1, 1992
Amendment No.1: April 26, 1995
Amendment No.2: September 27, 1995
Amendment No.3: July 20, 1998
Assignment of Lease **March 1, 2000**

Tenant Contact:

1(h) Total Building Area: 134,000 rentable square feet

Area:

3(a) Amendment No.3: 2,950 rsf (Space A – tenant currently occupies this space)
3,941 rsf (Space B)
6,891 RSF

Location:

3(a) Amendment No.3: 3rd floor

Term:

3(b) Amendment No.3: 1/14/96-4/30/02
7 years

Lease Commencement Date:

2 Amendment No.3: October 18, 1998

Rent Commencement Date:

3(b) Amendment No.3: December 18, 1998

Expiration Date: November 30, 2005

Base Rent Per Year:

3(d) Amendment No.3: For Space A:
i) 12/18/00-4/14/00 \$44,250 per annum (\$15 psf)
ii) 04/15/00-4/30/02 \$47,200 per annum (\$16 psf)
iii) 05/01/02-11/30/02 \$77,437.50 per annum (\$27.25 psf)
iv) intentionally omitted
v) intentionally omitted
vi) 12/1/02-11/30/03 \$81,862.50 per annum (\$27.75 psf)
vii) 12/1/03-11/30/04 \$83,337.50 per annum (\$28.25 psf)
viii) 12/1/04-11/30/05 \$84,812.50 per annum (\$28.75 psf)

Base Rent (cont.)

For Space B:

- i) 12/18/98-11/30/99 \$101,480.75 per annum (\$25.75 psf)
- ii) 12/1/99-11/30/00 \$103,451.25 per annum (\$26.25 psf)
- iii) 12/1/00-11/30/01 \$105,421.75 per annum (\$26.75 psf)
- iv) 12/1/01-11/30/02 \$107,392.25 per annum (\$27.25 psf)
- v) 12/1/02-11/30/03 \$109,362.75 per annum (\$27.75 psf)
- vi) 12/1/03-11/30/04 \$111,333.25 per annum (\$28.25 psf)
- vii) 12/1/04-11/30/05 \$113,303.75 per annum (\$28.75 psf)

3(h)	Electric: Amendment No. 3:	\$1.75 psf as Additional Rent subject to appropriate increases or decreases.
15.05	Late Charge/Default Rate:	20 day grace period, then interest charged at prime at Connecticut Bank & Trust (now Fleet) plus 3%.
3(f)	Real Estate Tax Base Year: Amendment No.3: Space A	7/1/95-6/30/96 Eff. 5/1/02 * 7/1/98 – 6/30/99 For Space B: 7/1/98 – 6/30/99
3(g)	Operating Expense Base Year: Amendment No.3: Space A	Calendar year 1995 eff. 5/1/02 – Calendar year 1998 For Space B: Calendar year 1998 Both adjusted to 95% occupancy
1(h) 3(e)	Tenant's Share: Amendment No.3:	2.201% eff. 12/18/99 for Space B, 5.017%
27.01	Security Deposit:	\$4,056.25
5	Landlord's Work: Amendment No.3:	Landlord to contribute \$137,820 to Tenant for work Tenant will be performing to the premises.
6	Broker: Amendment No.3:	Albert B. Ashforth, Inc. and Grubb & Ellis Co.
19	Insurance:	Public liability insurance: \$3,000,000 per occurrence; and \$100,000 for property damage.
12.1 7	Assignment/Subletting: Amendment No.3: Assignment	Allowed with Landlord's consent. Landlord has right of recapture or termination. Landlord due 50% of any funds collected in excess of Tenant's Fixed Rent and Additional Rent. American Data Consultants assigns Lease to THE POLK CO. The Polk Company assigns to EQUIFAX, INC.
13	Renewal Option:	Applicable as amended by the third amendment.
12	Right of First Refusal:	Landlord agrees to given Tenant the Right of First Offer on any Available Space in the three-story Plaza building.
10	Overtime Rate: Amendment No.3:	\$55 per hour, subject to change.
11.01	Business Hours:	8:00 am to 6:00 pm Monday through Friday.

11.01 Holidays:

All holidays observed by Federal or Connecticut State governments.

Storage Facilities:
4 Amendment No.3:

\$75.00 per month
400 sq.ft. of basement storage at rage of \$200 per month.

Air Conditioning
10 Amendment No.3:

Tenant to pay \$100 per month for each ton of cooling capacity for supplemental air conditioning units in excess of the base building air conditioning system, excluding supplemental system currently in Space A.

Parking
3(c) Amendment No.3:

On Commencement Date, issued parking cards will be increased by 14 to a total of 18 cards.

10 Amendment No.3:

Extra parking cards at rate of \$45 per month per card. Tenant shall have option to purchase 5 cards at that rate within 60 days from Commencement Date and on or before the first anniversary of Space B RCD to purchase an additional 5 cards at that rate.

Prepared by: Nancy L. Cohen

Date: June 27, 2000

Reviewed by: _____

Date: _____