

LEASE ABSTRACT

Tenant Name:	Keep America Beautiful, Inc.			
Tenant Address:	1010 Washington Boulevard Stamford, CT 06901			
Contact:	Roger W. Powers			
Tenant Phone #:				
Lease Term:	10 years & 3 months			
Commencement - Lease:	TBD - 5 business days following the date that Landlord advises tenant in writing that the Tenant Improvements have been substantially completed by Landlord and Certificate of Occupancy had been issued for the premises.			
	- Rent:			
	TBD - Beginning the fourth month following the Commencement Date On execution Tenant has paid one monthly installment of Fixed Rent			
Expiration:	TBD - 10 years & 3 months following the Commencement Date			
Rentable Sq.Ft.:	5,626 located on the 7th floor of the Tower			
Monthly Rent:	<u>Lease Year</u>	<u>Fixed Rent</u>	<u>Monthly</u>	<u>Per Sq. Ft.</u>
	1	\$90,016.00	\$7,501.33	\$16.00
	2 & 3	95,642.00	\$7,970.17	\$17.00
	4, 5, & 6	104,081.00	\$8,673.42	\$18.50
	7 & 8	109,707.00	\$9,142.25	\$19.50
	9 & 10	120,959.00	\$10,079.92	\$21.50
Utilities: Electric:	\$1.50/sq.ft./yr.			
	\$8,439.00 Yearly			
	\$703.25 Monthly			
Operating Expenses:				
Base Year:	January 1, 1996 to December 31, 1996			
Proportionate Share: - Tenant	4.1070%			
	- Building			

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Taxes:			
Base Year:	July 1, 1996 - June 30, 1997		
Proportionate Share: - Tenant	4.1070%		
- Building			
Parking:	18 undesignated, unreserved spaces and 1 reserved space		
Security Deposit:	\$8,204.58		
Broker:	McCarthy O'Callaghan		
Options:	<p>Tenant shall have option to extend the Term of its Lease for a single five year term commencing immediately upon the expiration of the initial Term. The Option shall be upon the terms and conditions of the original Lease except that (i) Fixed Rent shall be equal to 95% of the fair market rental value of the Premises at the commencement of the Option Term (ii) the Base Operating Expense Year shall be deemed changed to the calendar year 2006; and (iii) the Base Tax Year shall be changed to the period commencing July 1, 2006 and ending June 30, 2007</p>		
Notices to Tenant:	Before Commencement Date:		
	Keep America Beautiful		
	Attn: Roger Powers, President		
	9 West Broad Street		
	Stamford, CT 06901		
	After Commencement Date:		
	Keep America Beautiful		
	Attn: Roger Powers, President		
	1010 Washington Boulevard		
	Stamford, CT 06901		
Last update: March 4, 1996			