

**1010 WASHINGTON BOULEVARD  
LEASE ABSTRACT**

**Landlord:** Metropolitan Life Insurance Co.  
**Tenant :** Japan Racing Association  
**Tenant Tax ID#** 13-3700384  
**Building:** 1010 Washington Boulevard  
**Lease Date:** April 13, 2001  
**Tenant Contact:**

---

**Total Building Area:** 136,007  
**Unit Area:** 2,238  
**Location:** 9th floor, south end  
**Term:** 10 years  
**Lease Commencement Date:** **June 14, 2001**  
**Rent Commencement Date:** July 1, 2001  
**Expiration Date:** June 30, 2011  
**Base Rent Per Year:** **7/01/01-6/30/06**  
\$78,888.50 annual (6,574.04 mo.)  
**7/01/06-6/30/11**  
\$85,603.50 Annual (7,133.63 mo.)  
**Electric:** \$1.75 psf \$3,916.50 annual (324.38 mo.)  
**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, 2001 - June 30, 2002  
**Operating Expense Base Year:** Calendar year 2001  
**Tenant's Share:** 1.6455%  
**Security Deposit:** \$29,840.00  
Interest bearing account, paid annually.  
Reduced to \$14,920.00 as of **7/01/2007**

**Landlord's Work:** LL to pay max of \$35.00 psf. TT to above LL max is following allocations: 40% on lease execution, 50% on commencement date, and 10% on completion of punch-list by LL. Calculation:  $35 \times 2238 = 78330$  max by LL. Projection is 100452, less LL max is \$22,122 by TT. 40% (paid at execution) \$8848.80

**Broker:** CB Richard Ellis & Albert B. Ashforth, Inc.

**11.1 Insurance:** Public liability & property damage \$3,000,000 per occurrence

**15.1 Assignment/Subletting:** Allowed with Landlord's consent. \$500.00 to LL for fees & 50% excess consideration

**Renewal Option:** n/a

**Right of First Refusal:** n/a

**19.1 Holdover:** 200% of fixed and additional rent as billed for the month prior to holdover period, on a daily basis.

**9.6 Overtime Rate:** Notice by 2:00pm of prior day  
HVAC \$55.00 per hour

**Business Hours:** 7:00am to 6:00pm, Monday – Friday  
7:00am to 1:00pm, Saturdays

**Storage Facilities:** n/a

**Exh E Parking:** 2.6 parking spaces per 1,000 sf  
\$45.00 per space over allotment  
\$15.00 per parking violation

**Prepared by:** Nancy L. Cohen

**Date:** May 18, 2001

**Date:** June 21, 2001

**Reviewed by:** \_\_\_\_\_

**Date:** \_\_\_\_\_