

BASIC LEASE TERMS

AUTHORITY TO SKCG

PREMISES: 19,372 rsf on the 14th floor of the C. D. Rappleyea Building

TERM: Existing lease presently expires January 31, 2014. New term supersedes existing lease and is for ten (10) years, ten (10) months commencing on or about August 1, 2012.

ELECTRIC: Electricity to be submetered.

FIXED ANNUAL RENTAL RATE:
August 1, 2012 – July 31, 2017 \$22.75.00/s.f. or \$440,713.00 per annum
August 1, 2017 – May 31, 2024 \$24.75/s.f. or \$479,457.00 per annum

Tenant to receive ten (10) months' rent abatement as follows:
Year 1 - 4 months
Year 2 - 3 months
Year 3 – 3months

RENT COMMENCEMENT: December 1, 2012

RIGHT TO CANCEL: Right to cancel on the 6th and 8th anniversary dates of commencement with a penalty of nine months' rent along with the unamortized brokerage commission, Tenant improvements, and one month of previously abated rent for every termination year.

ESCALATIONS: Proportionate share of increases in real estate taxes over a base year of 2012/2013. Proportionate share of increases in operating expenses over a base year of 2012.

Note: 19,372 rsf represents 4.61% of the space at 123 Main Street.

OPTION: Tenant will have two (2) five-year renewal options upon nine (9) months prior written notice at 95% of Fair Market Value.

PARKING: 60 Spaces at \$50.00 per space.

BROKERAGE COMMISSIONS: Landlord to pay Tenant's broker a standard full commission.