
SAMPLE LEASE ABSTRACT

Property Address: 4700 South Syracuse Street
Denver, Colorado 80237

Premises: Suite # _____

Commencement Date: January 1, 2002

Expiration Date: December 31, 2008

Rentable Area: _____ square feet

Tenant's Prorata Share: _____% – 194,887 total building rentable area

Base Rent:

1/01/02 to 12/31/03	\$
1/01/03 to 12/31/04	\$
1/01/05 to 12/31/05	\$
1/01/06 to 12/31/06	\$
1/01/07 to 12/31/07	\$
1/01/08 to 12/31/08	\$

Lease Term: 84 months

Gross Lease Amount: \$ _____

Rental Abatement: First rental payment due _____
(Page 1)

Operating Expenses: Base Year 2003 (Landlord notice due by 4/01 each year)
(Page 3) (Page 5)

Security Deposit: \$ _____ (to be refunded at month 25)
(Page 18)

Guarantor(s): None

**Landlord's
Notice Address:** CMD Realty Investors, L.P.
Attn: Regional Manager
4582 South Ulster #101
Denver, Colorado 80237

Copy to:
CMD Realty Investors, L.P.
Attn: General Counsel
227 West Monroe Street #3900
Chicago, Illinois 60606

**Tenant's
Notice Address:**

Attn: _____
4700 South Syracuse Street # _____
Denver, Colorado 80237

Copy to:
Corporate Real Estate Advisors
Attn: Cheryl Stafford
8060 East Eastman Avenue #200
Denver, Colorado 80231

Minor and Brown, P.C.
650 South Cherry Suite #1100
Denver, Colorado 80246

Lease Payments: CMD Realty Investors, L.P.
P. O. Box 704485
Chicago, Illinois 60673

Exhibits: A) Premises
B) Rules
C) Work Letter (Turnkey – @\$28/SF)
D) Parking (5.3/1000)
E) Right of First Refusal (30-Day Response)
F) Extension Option (Notice Due 3/08 – 9/08)

**Subletting:
(Page 13)** Tenant request deemed to be approved 20 days after Landlord
receives subtenant financial statement and sublease terms & conditions.

Landlord and Tenant to divide any “net” profits 50/50. \$500 toward
Landlord’s expenses.

S/L conditions do not apply if Tenant maintains 51% ownership in
new entity.

Holding Over (Page 23): 150% after first 90 days of Hold Over.

**Right of First Refusal:
(Exhibit E)** Landlord to give Tenant 30 days to accept lease terms & conditions
offered by third party on adjacent space of 5,300 square feet. Term to
run concurrent with existing lease. Improvements to be amortized over
balance of lease terms.

**Extension Option:
(Exhibit F)** Tenant shall have a right to extend the lease with notice to Landlord
between 3/08 - 9/08. Lease terms to be at 90% of market with
improvements and brokerage fees amortized.

**Miscellaneous
Provisions:** A) Default/Landlord Remedies (Page 15)
B) Alterations (Page 9)
C) Notices (Page 29)
D) Return of Possession (Page 21)