

Critical Dates

Realogic Tower

Start Date: 05/07/2001

Date	Tenant / Record	Event
Building		
7/30/2001		
<u>Service Contracts</u>		
7/31/01	To The Top Elevators	Latest date for vendor to provide notification of election to terminate elevator maintenance contract.
9/24/2001		
<u>General Building</u>		
9/30/01	Realogic Tower	Management contract with ABC Management Company expires.
<u>Service Contracts</u>		
9/30/01	Joe's Bug Killers	Call Joe to discuss renewal rates for next year.
9/30/01	To The Top Elevators	Effective date of termination if vendor elects to terminate
10/22/2001		
<u>Recovery Pools</u>		
10/22/01	RETAX	Next payment date for real estate taxes.
3/25/2002		
<u>Recovery Pools</u>		
3/30/02	OPEREXP	Date by which audit of operating expenses for CY 2001 by KPMG is due.
11/25/2002		
<u>Master Suite</u>		
12/1/02	Suite 625	Have a potential tenant coming to look at this space.
Leases		
5/28/2001		
<u>Estoppel</u>		
5/31/01	Forum Architects	Projected date for LL to request an estoppel certificate.
<u>Renewal</u>		
5/31/01	BEQ Payroll Services, Inc.	Latest date upon which Renewal notification for RENEW-1 must be provided.
6/25/2001		
<u>Business Hours</u>		
6/30/01	Tony & Tina Marino	Business hours on Saturday change as of this date. Due to ordinance, Tenant may only stay open until 1:00 AM
7/30/2001		
<u>Expansion / Contraction</u>		
7/31/01	Ellis, Jones and Smith, LLC	Latest date upon which Expansion / Contraction notification for Contr-1 must be provided.
7/31/01	Ellis, Jones and Smith, LLC	Latest date upon which Expansion / Contraction notification for EXPAND 2 must be provided.
<u>Lease Notes</u>		
7/31/01	BEQ Payroll Services, Inc.	Date upon which Certificate or Insurance Expires
<u>Tenant Allowance</u>		
7/31/01	Ellis, Jones and Smith, LLC	End of period for Tenant to use \$100,000 TI allowance (period begins 8/1/2000)
<u>Termination</u>		
7/31/01	Ellis, Jones and Smith, LLC	Latest date upon which Termination notification for Tenant Term-1 must be provided.
10/8/2001		
<u>Subordination / Non-Disturbance</u>		
10/10/01	Atlas Support Services, Inc.	Tenant is entitled to standard elevator lobby signage on the floor on which the Premises are located. In addition, Tenant is entitled to name identification on the computerized building directory located in the lobby of the Building at the rate of 2 names per 1,000 sq. ft. occupied.

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10/29/2001		
<u>Lease Notes</u>		
10/31/01	Ellis, Jones and Smith, LLC	Date upon which Certificate or Insurance Expires
11/26/2001		
<u>Guarantors</u>		
11/30/01	Ben Larsen, DDS	After this date, personal guaranty no longer applies.
<u>Relocation</u>		
12/1/01	Atlas Support Services, Inc.	Date on which Relocation notification for Relocate-1 must be provided.
12/31/2001		
<u>Lease Notes</u>		
1/1/02	Tony & Tina Marino	Date upon which Letter of Credit Expires
<u>Renewal</u>		
12/31/01	Atlas Support Services, Inc.	Latest date upon which Renewal notification for Renew-1 must be provided.
1/28/2002		
<u>Right of First Offer/Refusal</u>		
1/31/02	Realty Professionals, Inc.	After this date, Tenant no longer has ROFO rights as outlined in the lease.
<u>Square Footage</u>		
1/31/02	BEQ Payroll Services, Inc.	Sublease for 1,750 rsf with Joe Smith, CPA expires.
<u>Termination</u>		
1/31/02	Ellis, Jones and Smith, LLC	If Tenant exercises termination option, date upon which 50% of termination fee is due.
3/25/2002		
<u>Lease Notes</u>		
3/31/02	Ellis, Jones and Smith, LLC	Date upon which Letter of Credit Expires
<u>Service Contracts</u>		
3/31/02		Expiration date of Elevator Maintenance service contract for To The Top Elevators.
<u>Sublease</u>		
3/31/02	Joe Lawyer	Sublease expiration date with Joe Lawyer.
<u>Tenant Allowance</u>		
3/31/02	Oakbrook Securities	End date for LL to repaint Premises and shampoo carpets (period began 4/1/2001).
4/1/2002		
<u>Deposits</u>		
4/1/02	Oakbrook Securities	Date upon which letter of credit deposit changes to \$.00.
<u>Expansion / Contraction</u>		
4/1/02	Ellis, Jones and Smith, LLC	Date on which Expansion / Contraction AUTOEXPAND is effective.
4/1/02	Ellis, Jones and Smith, LLC	Date on which Expansion / Contraction notification for AUTOEXPAND must be provided.
<u>Expense Recoveries</u>		
4/1/02	Ellis, Jones and Smith, LLC	Pro-rata share for OPEREXP increases to 28.42% on Automatic Expansion date.
4/1/02	Ellis, Jones and Smith, LLC	Pro-rata share for RETAX increases to 28.42% on Automatic Expansion date.
<u>Parking</u>		
4/1/02	Ellis, Jones and Smith, LLC	Tenant receives an additional 3 reserved spaces on the automatic expansion date.
4/29/2002		
<u>Lease Notes</u>		
4/30/02	Realty Professionals, Inc.	Date upon which Certificate or Insurance Expires
7/29/2002		

Critical Dates

Realogic Tower

Start Date: 05/07/2001

Date	Tenant / Record	Event
Deposits		
8/1/02	Ellis, Jones and Smith, LLC	Date upon which letter of credit deposit changes to \$40,000.00.
Expansion / Contraction		
7/31/02	Ellis, Jones and Smith, LLC	Date on which Expansion / Contraction Contr-1 is effective.
8/1/02	Ellis, Jones and Smith, LLC	Date on which Expansion / Contraction EXPAND 2 is effective.
Expense Recoveries		
8/1/02	Ellis, Jones and Smith, LLC	Base year for OPEREXP changes to CY 2002.
8/1/02	Ellis, Jones and Smith, LLC	Base year for RETAX changes to CY 2002.
Guarantors		
8/1/02	Ellis, Jones and Smith, LLC	Personal guaranty of each partner reduces from \$100,000 to \$50,000.
Termination		
7/31/02	Ellis, Jones and Smith, LLC	Date on which Termination Tenant Term-1 is effective.
7/31/02	Ellis, Jones and Smith, LLC	If Tenant exercises termination option, date upon which remaining 50% of termination fee is due.
12/30/2002		
CPI & Porters Wage		
12/31/02	Atlas Support Services, Inc.	Date upon which CPI adjustment CPI-1 is no longer effective.
Lease Notes		
12/31/02	Oakbrook Securities	Date upon which Letter of Credit Expires
Relocation		
12/31/02	Atlas Support Services, Inc.	Latest effective date for Relocation Relocate-1 (earliest date is 01/01/2001).
Renewal		
12/31/02	Oakbrook Securities	If requested by Tenant, LL to notify Tenant of market rent for 1st renewal term by this date.
3/31/2003		
Renewal		
3/31/03	Oakbrook Securities	Latest date upon which Renewal notification for Renew-1 must be provided.
6/30/2003		
Expansion / Contraction		
6/30/03	Oakbrook Securities	Latest date upon which Expansion / Contraction notification for Expand-1 must be provided.
Termination		
6/30/03	Johnson Systems	Earliest effective date for Termination LL Term-1.
7/28/2003		
Expansion / Contraction		
8/1/03	Antech, Inc.	Earliest date upon which Expansion / Contraction notification for Expand-1 must be provided (latest date is 11/30/2003).
Purchase		
7/31/03	Ellis, Jones and Smith, LLC	Latest date upon which Purchase notification for Purch-1 must be provided.
11/24/2003		
Expansion / Contraction		
11/30/03	Antech, Inc.	Latest date upon which Expansion / Contraction notification for Expand-1 must be provided (earliest date is 08/01/2003).
12/29/2003		
CPI & Porters Wage		
12/31/03	Atlas Support Services, Inc.	Date upon which Porters Wage adjustment PW-1 is no longer effective.
Expansion / Contraction		
1/1/04	Oakbrook Securities	Date on which Expansion / Contraction Expand-1 is effective.
Right of First Offer/Refusal		

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12/31/03	Atlas Support Services, Inc.	Latest date upon which Right of First Offer/Refusal notification for ROFO-2 must be provided.
<hr/> 2/23/2004		
<u>Sublease</u>		
2/28/04	120 Sublease Associates	Sublease expiration date with 120 Sublease Associates.
<hr/> 4/26/2004		
<u>Expansion / Contraction</u>		
4/30/04	Antech, Inc.	Date on which Expansion / Contraction Expand-1 is effective.
<hr/> 5/31/2004		
<u>Purchase</u>		
5/31/04	Ellis, Jones and Smith, LLC	Latest date for LL to notify Tenant of purchase price.
<hr/> 7/26/2004		
<u>Purchase</u>		
7/31/04	Ellis, Jones and Smith, LLC	Latest effective date for Purchase Purch-1.
<hr/> 1/1/2007		
<u>Renewal</u>		
1/1/07	Ellis, Jones and Smith, LLC	If Tenant does not wish to Auto-renew, date by which they must notify LL.
<hr/> 12/31/2007		
<u>Renewal</u>		
12/31/07	Oakbrook Securities	If requested by Tenant, LL to notify Tenant of market rent for 2nd renewal term by this date.
<hr/> 3/31/2008		
<u>Renewal</u>		
3/31/08	Oakbrook Securities	Latest date upon which Renewal notification for Renew-2 must be provided.
<hr/> 7/27/2009		
<u>Renewal</u>		
7/31/09	Ellis, Jones and Smith, LLC	Latest date upon which Renewal notification for Renew-1 must be provided.