**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 ________ |
| Operating Expenses: | Base Year 2003 (Landlord notice due by 4/01 each year) |
| Security Deposit: | $ ________ (to be refunded at month 25) |
| 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:  

_________________________________________  
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:  
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:  
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:  
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)