LEASE SUMMARY

RE: LEASE: 68 Southfield Avenue

TYPE OF CONTRACT: Lease

GOVERNING LAW: State of Connecticut

PARTIES:
(1) City of Stamford ("City" or "Tenant")
(2) Waterfront Office Building LP("Landlord")

PURPOSE: School purposes and all typical ancillary uses

PREMISES: A portion of the first (1st) floor of Two Harbor Landing, 68 Southfield Avenue, Stamford, Connecticut ("Landlord's Property"), consisting of approximately 15,046 rentable ft^2 and an outdoor space (collectively, the "Premises") together with the use of thirty (30) unreserved and non-exclusive parking spaces at Landlord's Property

CONTRACT PRICE/RENT: $25,076.00 per month($20 base rent per rentable ft^2) plus Additional Rent of Electrical Factor ($2.75 per ft^2 per annum) and cleaning expenses (Landlord's actual cost)

COMMENCEMENT DATE: November 1, 2019

PERIOD/END DATE: August 31, 2020.

RENEWAL: One option to renew at City's option from 9/1/20 to 8/31/21 at $30 base rent per rentable ft^2

PARTIAL TERMINATION AREA: Lease is subject to Right of First Offer granted to Icahn School of Medicine with respect to Partial Termination Area shown on Exhibit A, under which Landlord may cancel the Lease as to the Partial Termination Area on not less than 6 months' notice.

APPROVALS REQUIRED: Approval of: Planning Board, Board of Finance, Board of Representatives, t

CITY'S REPRESENTATIONS: Accept the premises "As Is" other than improvements included in agreement

RIGHTS TO ASSIGN: City has no right to assign the lease.

SUBLETTING: City has no right to sublet

INSURANCE: City to maintain commercial liability insurance and umbrella liability coverage; workers compensation and disability benefits insurance as required by law; property coverage; auto coverage; sexual misconduct insurance

INDEMNIFICATION: Mutual indemnification. Parties to indemnify each other against claims and suits to third parties arising out of breach of agreement.

LANDLORD'S RIGHT TO TERMINATE: If City is in breach or default under the lease and fails to cure.