

PATENT ASSIGNMENT

Electronic Version v1.1

Stylesheet Version v1.1

SUBMISSION TYPE:	NEW ASSIGNMENT
NATURE OF CONVEYANCE:	Change of Address
CONVEYING PARTY DATA	
Name	Execution Date
Plasmasol Corporation	12/29/2005
RECEIVING PARTY DATA	
Name:	Plasmasol Corporation
Street Address:	614 River Street
City:	Hoboken
State/Country:	NEW JERSEY
Postal Code:	07030
PROPERTY NUMBERS Total: 1	
Property Type	Number
Application Number:	10188690
CORRESPONDENCE DATA	
Fax Number:	(212)527-7701
<i>Correspondence will be sent via US Mail when the fax attempt is unsuccessful.</i>	
Phone:	2125277700
Email:	fbarrison@darbylaw.com
Correspondent Name:	Jay P. Lessler
Address Line 1:	P.O. Box 5257
Address Line 4:	New York, NEW YORK 10150-5257
ATTORNEY DOCKET NUMBER:	02790/100J515-US1
NAME OF SUBMITTER:	Flynn Barrison
Total Attachments: 14 source=StevensLease#page1.tif source=StevensLease#page2.tif source=StevensLease#page3.tif source=StevensLease#page4.tif source=StevensLease#page5.tif	

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LEASE AGREEMENT

LEASE AGREEMENT (this "Lease") made this 29th day of December, 2005 by and between the following parties:

LANDLORD:

THE TRUSTEES OF THE STEVENS INSTITUTE OF TECHNOLOGY, hereinafter referred to as the "Landlord", a New Jersey non-profit corporation, with its principal office at: Castle Point On Hudson, Hoboken, New Jersey 06030.

TENANT:

PLASMASOL CORP., hereinafter referred to as "Tenant", a Delaware corporation, with principal office at: 614 River Street, Hoboken, New Jersey 07030.

Each capitalized term used herein and not otherwise defined shall have the meaning given therefor in Article 18.

WITNESSETH:

ARTICLE 1

Premises

1.01 - Premises; Access

(a) Landlord hereby leases to Tenant, and Tenant hereby leases and hires from Landlord, the entire third floor (the "Premises") of the property known as Rocco Building and located at 614 River Street, Hoboken, New Jersey (the "Building") and the trade fixtures, machinery, equipment and personal property listed on Schedule 1 (the "Equipment"), subject to the terms of this Lease.

(b) Tenant shall have access to the Premises 24 hours a day, seven days a week, subject to Landlord's right to maintain, repair and alter the Premises as provided in this Lease.

(c) Tenant shall have access to, and the right to use, any elevators, stairs and lavatories in the Building at no cost to Tenant in common with the other tenants of the Building, subject to Landlord's right to maintain, repair and alter the Premises as provided in this Lease.

(d) Tenant agrees to accept the Premises and Equipment in their "as is" condition on the date hereof, as the same may be affected by reasonable wear and tear after the date hereof, and Landlord shall have no obligation whatsoever to alter, improve, decorate or

otherwise prepare the Premises or Equipment, or any portion thereof, for Tenant's occupancy or use.

ARTICLE 2

Term of Lease

2.01 - Term

(a) The term of this Lease (the "Term") shall commence on the date hereof (the "Commencement Date") and end on December 31, 2006 (subject to Paragraph 2.02, the "Expiration Date").

ARTICLE 3

Payments

3.01 - Payments

Tenant shall pay promptly when due, in lawful money of the United States, all sums which pursuant to this Lease Tenant assumes or agrees to pay or which shall become due and payable from Tenant to Landlord pursuant to this Lease, and, in the event of non-payment of any such amount, Landlord shall have (in addition to all other rights and remedies which Landlord may have hereunder), all rights and remedies provided by law or equity in the case of non-payment of rent.

ARTICLE 4

Use of Premises and Equipment

4.01 - Use of Premises and Equipment

Tenant may at any time use or permit the use of the Premises and the Equipment for the research, laboratories and educational uses.

ARTICLE 5

Tenant's Improvements; Surrender

5.01 - Tenant's Improvements

Tenant shall not have the right to make Nonstructural Alterations or Non-Structural Alterations to the Premises or modifications or alterations to the Equipment without obtaining Landlord's prior written consent.

5.02 - Surrender

(a) Upon the expiration or earlier termination of this Lease, Tenant shall surrender the Premises to Landlord broom clean and in good order, condition and repair considering the age and use of the Building, except for ordinary wear and tear and except (i) in the case of a condemnation, the portion taken and damage to the Building resulting from such

condemnation, and (ii) in the case of damage or destruction, the portion of the Building damaged or destroyed.

(b) All trade fixtures, machinery, equipment and personal property, other than the Equipment, shall be the property of Tenant upon the expiration or sooner termination of this Lease, and Tenant shall be required to remove them at its sole cost and expense. Tenant shall not be entitled to remove anything that is not Tenant's property from the Premises.

ARTICLE 6

Energy Costs and Water

6.01 - Payment for Energy Costs and Water

From and after the Commencement Date, Tenant shall be responsible for and shall reimburse Landlord, pursuant to invoices rendered by Landlord, for the cost of all energy, including electrical, gas, and any other energy, and the cost of all utilities, including electricity, gas, telephone and telecommunications, used in the Premises and the provision of cleaning services and rubbish removal from the Premises, which shall also be provided by Landlord.

ARTICLE 7

Repairs and Maintenance

7.01 - Repairs and Maintenance

(a) During the Term, Landlord shall:

(i) maintain, repair and/or replace when necessary as determined by Landlord in its sole discretion all structural portions of the Building Structure and Building Systems and Building appurtenances, and make all repairs and replacements, interior or exterior, structural or nonstructural, ordinary or extraordinary, needed to keep them in the condition in which they were on the Commencement Date, except for normal wear and tear and removals permitted hereunder and the results of a taking in condemnation (in which event Article 11 shall apply) and except as a result of damage or a destruction of the Premises (in which event Article 10 shall apply); and

(ii) clean the Common Areas; and

(iii) make all repairs or replacements necessary due to or arising out of the actions of Landlord, its agents, employees or other tenants in the Building, or by reason of the breach of this Lease by Landlord, without regard to whether such actions are negligent or wrongful.

(b) Tenant shall, at its cost, during the Term make repairs and/or replacements to the Premises required to keep the same in good repair (except such repairs or replacements that are Landlord's responsibility or become necessary as a result of any loss by fire or other casualty or which are covered by the insurance Landlord is required to carry pursuant to

Paragraph 9.02), provided that Tenant shall not be obligated to make any repairs to the Building's exterior, Building Structure or Building Systems.

7.02 - Compliance with Laws

Throughout the Term, Landlord shall be responsible for insuring that the Building complies with Applicable Laws, except that Tenant shall be responsible for compliance with Applicable Laws to the extent such compliance is required in connection with the manner of its use (as opposed to its occupancy) of the Premises.

7.03 - Services to Premises; Operation and Management

(a) Landlord shall furnish the following services to the Premises during the Term:

(i) hot and cold water to the lavatories located in the Common Areas for ordinary lavatory and cleaning use and adequate supplies of cold water to the Premises for ordinary drinking use; and

(ii) heat, ventilation and air conditioning on a 24-hour basis as required by Applicable Law.

(b) Landlord shall have the right to modify the Common Areas, provided (i) Landlord shall not unreasonably interfere with Tenant's use of the Premises and (ii) Tenant has continuous access to the Premises.

7.04 - No Waste

Tenant will not do or suffer to be done any waste to the Premises or any part thereof.

ARTICLE 8 Indemnity

8.01 - Indemnification

(a) Landlord will protect, defend, hold harmless and indemnify Tenant and the directors, officers and employees of Tenant, from and against any and all claims, actions, damages, liabilities, losses and expenses including, but not limited to, attorneys' fees and court costs (collectively "Damages"), except those Damages caused by the negligence or willful misconduct of Tenant, relating to any and all losses or damages (including, without limitation, injury to or death of persons and damage to property) on the Building allegedly or actually suffered by any person or persons as a result of (i) Landlord's failure to make or failure to properly make repairs or improvements to the Building (including the required repairs to the Premises), (ii) the work, services and activities of Landlord and Landlord's Agents, without limiting the foregoing, all acts and omissions of the partners, employees and agents of Landlord and Landlord's Agents in connection with any construction, repair or work performed by Landlord pursuant to the provisions of this Lease, (iii) the condition, use or occupancy of all Common Areas in the Building by the customers, invitees, licensees, employees of Landlord,

Tenant, Landlord's other tenants, owners and all other occupants of the Building or (iv) the breach of Landlord's obligations under Section 17.01(b).

(b) Tenant will protect, defend, hold harmless and indemnify Landlord, and the directors, officers and employees of Landlord from and against any and all Damages (except those Damages caused by the negligence or willful misconduct of Landlord) relating to any and all losses or damages (including, without limitation, injury to or death of persons and damage to property) on the Building allegedly or actually suffered by any person or persons as a result of (i) Tenant's occupancy and use of the Premises and the business conducted by Tenant in and from the Premises, (ii) any action or omission of Tenant and/or its invitees relating to Tenant's occupancy and use of the Premises, (iii) Tenant's failure to make repairs or improvements to the Premises which Tenant has agreed to make, (iv) the work, services and activities of Tenant performed pursuant to the provisions of this Lease, including, without limiting the foregoing, all acts and omissions of the officers, employees and agents of Tenant (acting in their capacities as officers, employees and agents) and its contractors and subcontractors in connection with any construction, repair or work pursuant to this Lease or (v) the breach of Tenant's obligations under Section 17.02.

(c) The obligations of the parties pursuant to this Paragraph 8.01 shall survive expiration or termination of this Lease.

ARTICLE 9

Insurance

9.01 - Tenant's Required Insurance

(a) At all times from the Commencement Date until the Expiration Date, Tenant, at its own cost and expense, shall carry and maintain insurance coverage set forth in this Paragraph 9.01 in the name of Landlord and Tenant as their respective interests may appear.

(b) Tenant shall maintain:

(i) Commercial General Liability insurance for claims arising out of Tenant's operations in the Premises, with combined single limits of \$5,000,000 per occurrence and annual aggregate for death, bodily injury and property damage, including Landlord as additional insured.

(ii) "All Risk" Property insurance covering Tenant's business personal property against those perils generally covered on a Causes of Loss - Special Form, including fire, extended coverage, windstorm, vandalism, malicious mischief and sprinkler leakage, in an amount equal to 100% of the full replacement cost. Such insurance shall include Rental Value insurance for up to 12 months.

(iii) Workers' Compensation insurance subject to statutory limits and Employ's Liability insurance with limits of \$1,000,000.

Tenant shall deliver certificates of insurance for all insurance coverages required above prior to occupancy.

9.02 - Landlord's Required Insurance

Landlord shall pay for and maintain, from the date hereof and during the Term, the following policies of insurance, which insurance shall be obtained from companies currently rated "A/VII" or better by Best's Insurance Reports:

(a) Commercial General Liability Insurance. Commercial General Liability Insurance covering Landlord's operation in the Premises and the Common Areas for premises/operations, products/completed operations, contractual liability, personal and advertising injury liability with combined single limits of \$1,000,000 per occurrence for death, bodily injury or property damage, including Tenant as an additional insured.

(b) "All-Risk" Property Insurance. "All-Risk" Property Insurance upon all buildings, building improvements (including Building Fixtures) and supplies on the Building, including but not limited to, those perils generally covered on a Causes of Loss-Special Form, including fire, extended coverage, windstorm, vandalism, malicious mischief and sprinkler leakage, in an amount equal to 100% of the full replacement cost.

9.03 - Certificates

The specified limits of insurance may be satisfied by any combination of primary or excess/umbrella liability insurance policies. Each party shall furnish to the other, concurrently with the execution of this Lease and prior to the inception of each successive policy period insurance certificates.

9.04 - Compliance With Policies

Neither Tenant nor Landlord shall violate or permit to be violated any Insurance Requirement of which it has notice. Each party shall be deemed to have notice of all the Insurance Requirements of the policies which it maintains.

9.05 - Waiver of Subrogation

Notwithstanding any other provisions herein, Landlord and Tenant, each releases the other and, on behalf of its insurers, waives its entire right to recovery against the other for loss or damage to the waiving party and its property to the extent that the loss or damage is required to be insured pursuant to the "All-Risk" property insurance policy described in Paragraph 9.02. Landlord and Tenant agree to furnish to each insurance company which as or will issue policies of "All-Risk" Property Insurance on the Premises, notice of the terms of the mutual waivers and to have the insurance policies properly endorsed, if necessary, to acknowledge the subrogation waivers.

ARTICLE 10
Damage or Destruction

10.01 - Damage or Destruction

(a) If damage to the Building occurs that Landlord determines not to restore and the damage is to the Premises or to more than 50% of the Building, Tenant may terminate this Lease on sixty (60) days' notice to the other given within ninety (90) days after such damage.

ARTICLE 11
Eminent Domain

11.01 - Eminent Domain

If any part or all of the Premises are involved in a taking or condemnation, then either party may terminate this Lease upon notice to the other.

ARTICLE 12
Default Provisions

12.01 - Defaults

This Lease and the Term are subject to the limitation that if, at any time prior to or during the Term, any one or more of the following default events shall occur, that is to say:

(a) if Tenant shall fail to pay any amount due under this Lease when the same shall become due and payable, and such failure shall continue after Landlord shall have given Tenant ten (10 days' notice of its failure to pay such amount;

(b) if Tenant shall fail to perform or observe any other requirement of this Lease on the part of Tenant to be performed or observed, and such failure shall continue for 30 days after notice thereof from Landlord to Tenant, provided however, that if such failure is not reasonably susceptible of cure within such thirty (30)-day period, then if Tenant shall not commence to cure such failure within such thirty (30)-day period or thereafter shall not diligently prosecute such curative work to completion within a reasonable period of time considering the nature and scope of such curative work; or

(c) Tenant shall go into liquidation, or seek the benefit of any bankruptcy or insolvency act, or a receiver or trustee is appointed for its property or estate, or it makes an assignment for the benefit of creditors, whether any of the aforesaid events be the outcome of a voluntary act or otherwise;

then, upon the happening of any one or more of the aforementioned events of default, and the expiration of the periods of time prescribed in this Paragraph 12.01, Landlord may give Tenant a notice (hereinafter called "Notice of Termination") of its intention to end the Term at the expiration of 15 days from the date of service of such Notice of Termination, and at the

expiration of such 15 days, this Lease and the Term, as well as all of the right, title and interest of Tenant hereunder, shall wholly cease and expire in the same manner and with the same force and effect as if the date of expiration of such 15-day period were the date originally specified herein for the expiration of this Lease and the Term, and Tenant shall then quit and surrender the Premises to Landlord, but Tenant shall remain liable as hereinafter provided.

ARTICLE 13

Assignment and Subletting

13.01 - Assignment and Subletting

Tenant shall not have the right to sublet the Premises or assign this Lease without Landlord's consent.

ARTICLE 14

Entry to Premises

14.01 - Entry to Premises by Landlord

- (a) Landlord shall have the right to enter the Premises for the purposes of:
 - (i) inspecting the same;
 - (ii) making any repairs to the Building;
 - (iii) making any repairs to the Premises and performing any work therein that may be necessary by reason of Tenant's default pursuant to the terms of this Lease continuing beyond any applicable period of grace;
 - (iv) exhibiting the Premises for the purpose of sale, mortgage or lease;and/or
 - (v) any other reason permitted under the terms of this Lease.
- (b) Landlord shall have access to the Premises at any and all times for a bona fide emergency.
- (c) In exercising its rights pursuant to Paragraph 14.01(a), Landlord shall not unreasonably interfere with the conduct of Tenant's business. Landlord shall, at its sole expense, restore the Premises to the condition which existed before beginning the work permitted by Paragraph 14.01(a).

ARTICLE 15

Notices; Estoppel Certificates

15.01 - Notices

Any notice, statement, certificate, request, approval, consent or demand required or permitted to be given pursuant to this Lease shall be in writing sent either by an overnight express mail service (such as Federal Express) or by registered or certified mail, postage prepaid, return receipt requested, addressed, as the case may be, to Landlord at the address shown at the beginning of this Lease, and to Tenant at the address shown at the beginning of this Lease or to such other Persons or addresses as Landlord or Tenant shall designate in the manner herein provided. Notice to any office, Person or department of Tenant will not constitute notice pursuant to this Lease. Such notice, statement, certificate, request or demand shall be deemed to have been given on the date mailed as aforesaid by such express mail service or on the date deposited in any post office or branch post office regularly maintained by the United States Government, except for notice of change of address or revocation of a prior notice, which shall only be effective upon receipt or refusal to accept receipt of such notice.

15.02 - Estoppel Certificates

Each party shall, from time to time upon not less than ten (10) days' prior request by the other party, deliver to the requesting party or to a Person, specified by the requesting party, a certificate, executed and acknowledged by an authorized partner or officer of the certifying party and dated currently, certifying:

(a) that this Lease is unmodified and in full force and effect, or if there has been any modification, that this Lease is in full force and effect, as modified, and identifying the date of any such modification;

(b) whether the certifying party knows or does not know, as the case may be, of any default by the requesting party in the performance by the requesting party of the terms, covenants, and conditions of this Lease, and specifying the nature of such defaults, if any; and

(c) whether or not there are any then existing set-offs or defenses by the certifying party to the enforcement by the requesting party of the terms, covenants and conditions of this Lease and any modification thereof, and if so, specifying them.

ARTICLE 16

Covenant of Quiet Enjoyment

16.01 - Covenant of Quiet Enjoyment

Tenant, subject to the terms and provisions of this Lease, on payment of the rent and observing, keeping and performing all the terms and provisions of this Lease on its part to be observed, kept and performed, shall peaceably and quietly have, hold and enjoy the Premises during the Term on and after the Commencement Date without hindrance or ejection by

Landlord and any Persons lawfully claiming under Landlord, subject nevertheless to the terms and conditions of this Lease.

ARTICLE 17

Environmental Matters

17.01 - Environmental Matters - Landlord

(a) Landlord represents and warrants that to the best of its knowledge without having made any independent investigation: (i) there have been no spills, discharges or releases of hazardous or toxic substances, materials or wastes or similar materials on or adversely affecting the Premises; (ii) no environmental contamination or underground storage tanks exists on the Premises; (iii) the Premises are suitable, from an environmental, health and safety standpoint, for the construction of the facility and for the Agreed Uses of the Premises by Tenant; (iv) there are no pending or threatened civil, criminal or administrative proceedings involving the Premises or development of the Premises; (v) no part of the Premises or any area affecting the Premises is a landfill or dump, the subject of any existing or threatened lien pursuant to any law, or on the National Priorities List or similar federal, state or local environmental, health or safety list; and (vi) Landlord has delivered to Tenant all reports and studies in its possession or the possession of Landlord's Agents on the environmental condition of the Building.

(b) During the Term, Landlord shall be responsible for all costs incurred in complying with any order, ruling or other requirement of any court or governmental body or agency having jurisdiction over the Building requiring Landlord to comply with any laws which relate to Hazardous Material in general or which relate to Hazardous Material created, handled, placed, stored, used, transported or disposed of by Landlord or any other tenant or user of the Building, including without limitation, the cost of any required or necessary repair, cleanup or detoxification and the preparation of any closure or other required plans, and Landlord shall diligently pursue to completion all such work required in connection with the same (excluding, however, any such costs relating to Hazardous Material on the Premises or the Building brought onto the Premises or the Building by, at the request of or on behalf of Tenant or its employees, agents, or contractors ("Tenant's Hazardous Material"), unless Tenant's Hazardous Material is released onto the Premises or the remainder of the Building by reason of the negligence or willful misconduct of Landlord, its employees, agents, or contractors).

17.02 - Environmental Matters - Tenant

Tenant shall comply with all federal, state and local environmental laws applicable to its use and occupancy of the Premises and be responsible for all costs incurred in connection therewith, including, without limitation, in complying with any order, ruling or other requirement of any court or governmental body having jurisdiction over the Building requiring Tenant to comply with any laws which relate only to Tenant's Hazardous Material including, without limitation, the cost of any required or necessary repair, cleanup or detoxification and the preparation of any closure or other required plans, and Tenant shall diligently pursue to completion all such work required in connection with the same, excluding however any such costs relating to Hazardous Material on the Building by Landlord or Landlord's acts or omissions

relating to the Premises or Building, or use of the Building by any other third party or the acts or omissions of such third party. Tenant's obligations under this Section 17.02 shall survive the expiration or earlier termination of this Lease.

ARTICLE 18

Miscellaneous Provisions.

18.01 - Law Governing and Binding Effect

This Lease shall be construed in accordance with the laws of the State of New Jersey and shall be binding upon the parties hereto and their respective legal representatives, successors and assigns except as expressly provided otherwise. Notwithstanding the foregoing or any other provision in this Lease, this Lease shall be construed without regard to any presumption or other rule requiring construction against the party causing this Lease to be drafted.

18.02 - Complete Agreement

This Lease contain and embrace the entire agreement between the parties hereto and it or any part of it may not be changed, altered, modified, limited, terminated or extended orally or by any agreement between the parties unless such agreement is in writing, signed and acknowledged by the parties hereto, their legal representatives, successors or assigns, except as may be expressly otherwise provided herein.

18.03 - Invalidity of Particular Provisions

If any term or provision of this Lease or the application thereof to any Person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to Persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

18.04 - Relationship of the Parties

Nothing contained herein shall be deemed or construed by the parties hereto nor by any third party as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto, it being understood and agreed that neither the method of computation of rent nor any other provision herein contained, nor any acts of the parties hereto, shall be deemed to create any relationship between the parties hereto other than Landlord and Tenant and except as herein specifically provided, no other person, subtenant, customer, employee or invitee of tenant or any other third party shall be deemed to be a third party beneficiary of any of the provisions herein.

18.05 - Submission to Jurisdiction

The parties agree that all disputes arising out of this Lease shall be resolved in the courts of the State of New Jersey.

18.06 - Definitions

Except as otherwise specified in this Lease or as the context may otherwise require, the following terms have the meanings set forth in this Paragraph 18.06 for all purposes of this Lease and the definitions of such terms are equally applicable both to the singular and the plural forms thereof:

Applicable Laws means all applicable laws (including the Americans with Disabilities Act), statutes, treaties, codes, acts, ordinances, orders, interpretations, judgments, decrees, injunctions, rules, regulations, permits, licenses, authorizations, directions and requirements of and agreements with all courts and Governmental Authorities, foreseen or unforeseen, ordinary or extraordinary.

Building Structure means the following portions of the Building: roof, footings, foundations, structural steel, concrete slabs and load-bearing walls.

Building Systems means machinery, engines, dynamos, fans, boilers, elevators, systems for the supply of fuel, electricity, water, plumbing, heating, sewage, drainage, ventilating, air-conditioning, fire control, fire alarm, fire protection, sprinkler, mechanical, sanitary, utility, power, cleaning, waste removal and compacting, lighting (but not bulbs or ballasts), security and other similar systems (but not tenant-owned or -installed security or similar systems), privately owned in fire hydrants, fire hoses, and their respective wires, including fiber optic cables (but not tenant-owned or -installed fiber optic cables), mains, conduits, lines, tubes, pipes, equipment, motors, cables, fixtures and other equipment to the extent it currently exists, up to the point of distribution to the Premises, except that which may be installed by tenants for their own use.

Common Areas shall mean the lobby, stairways, elevators, lavatories and other areas intended for use by all tenants and occupants of the Building.

Governmental Actions means any of the following affecting the Premises from time to time: permits, certificates of occupancy, authorizations, registrations, consents, approvals, waivers, exceptions, variances, orders, judgments, decrees, licenses, exemptions, publications, filings, notices to and declarations of or with, or required by, any Governmental Authority, or required by any Applicable Law.

Governmental Authority means any federal, state, local or other governmental or regulatory authority, agency, board, body, commission, instrumentality, court or quasi-governmental authority.

Hazardous Material means petroleum products, asbestos, and any other hazardous or toxic substance, material or waste, which is or becomes regulated by any local governmental authority having jurisdiction over the Building, New Jersey State or the United States government (including any agency thereof); whether originating from the Premises or the Building or, as to Landlord, migrating, flowing, percolating, diffusing or in any way moving onto or under the Premises or the Building.

Insurance Requirements means all terms of any insurance policy covering or applicable to the Premises and all requirements of the issuer of any such policy, and all orders, rules,

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regulations and any other requirements of the National Fire Protection Association (or any successor body exercising similar functions) applicable to or affecting the Premises or any use or condition of the Premises.

Landlord's Agents shall mean Landlord's agents, contractors, subcontractors and employees.

Nonstructural Alteration means any alteration or addition to the Premises which is not a Structural Alteration.

Person includes an individual, corporation, partnership, joint venture, estate, trust, unincorporated association, Governmental Authority or any other entity.

Structural Alteration means (i) any alteration to the Premises which materially affects the structure of the Building or the heating, ventilation, air conditioning, plumbing, electrical or other mechanical systems of the Building or affects in any way the outer skin of the Building and (ii) any penetration of a slab. Structural Alteration does not include installation of lighting fixtures, plumbing extension and electrical and telephone/data outlets and extension of or addition of electrical or data outlets.

18.07 - Condition to Lease

This Lease is being entered into as a condition to the closing of the merger (the "Merger") of PS Acquisition I Corp., a wholly owned subsidiary of Stryker Corporation, with and into Tenant pursuant to an Agreement and Plan of Merger, dated as of December 26, 2005, among Stryker Corporation, PS Acquisition I Corp., Tenant and certain stockholders of Tenant named therein (the "Merger Agreement"). This Lease shall be null and void and have no force and effect if, for any reason, the Merger and the transactions contemplated by the Merger Agreement are not consummated.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the date first above written.

LANDLORD:

THE TRUSTEES OF THE
STEVENS INSTITUTE OF
TECHNOLOGY

By: Harold T. Raveche Dec. 30, 2005
Name: Harold T. Raveche
Title: President and Trustee

TENANT:

PLASMASOL CORP.

By: Frank Spino
Name: Frank Spino
Title: President + CEO

Schedule 1

Furniture on 3rd Floor in Rocco Building		
Offices:		
	Desks	17
	Desk Chairs	15
	Bookshelves	7
	Wardrobe-style cabinets	2
	36" File Cabinets	4
Laboratory:		
	Lab Stools	4
	Chairs	4
	7-ft Storage Cabinets	4