

## **Massachusetts Commercial Lease Agreement**

This Agreement ("Lease" or "Agreement") is made effective February 1, 2010, by and between MAS Boston Society Inc, 100 Malcolm X Blvd, Boston, MA, (hereinafter "Landlord" or "Lessor") which is duly authorized by virtue of an agreement with the Trustees of the Islamic Society of Boston Trust, owner of the real property located at and known and numbered as, 100 Malcolm X Boulevard, Roxbury, MA, to enter into, and carry out of all the obligations and terms hereof, and Mohammed Ennab, an individual doing business as "Mennab, Co." with a principal place of business at 100 Malcolm X Blvd, Boston, MA ("Tenant" or "Lessee").

In consideration of the mutual promises herein, contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

### **1. Leased Premises**

Landlord hereby lets to the Tenant, and Tenant leases from the Landlord, the following described premises (hereinafter referred to as the "Premises" or the "Leased Premises"):

A portion of the building located at 100 Malcolm X Boulevard, Roxbury, MA (the "Building", which is also known as the "Islamic Society of Boston Cultural Center") located on the street level, known as and shown on the attached plan as Space #1 and Space #2. Space #1 consists of a single room with an area of approximately 340 square feet and Space #2 consists of a single room with an area of approximately 570 square feet. Also included herewith is the right to use, in common with others, such portions of the street level of the Building as are reasonably necessary to travel from outside the Building to the Leased Premises. Tenant, its employees and customers shall have the right, as appurtenant to the operation of Tenant's business, to use all parking areas serving the Building, as shown on the attached plan as "Building Parking."

### **2. Lease Term and Right to Extend**

The term of this Lease (the "Initial Term") shall commence as of January 1, 2010 (the "Commencement Date") and expire at 11:59 p.m. on December 31, 2012.

Provided he is not in default of any of his obligations hereunder, either at the time of giving notice of extension, as set forth below, or at the end of the Initial Term, or the First Extended Term, as defined below, Tenant shall have the right to extend this Lease for two additional terms of three years each, respectively the "First Extended Term" and the "Second Extended Term", upon the terms and conditions set forth below. The First Extended Term shall commence January 1, 2013, and terminate at 11:59 p.m. on December 31, 2015, and the Second Extended Term shall commence January 1, 2016 and terminate December 31, 2019.

In the event the Tenant wishes to extend this Lease for the First Extended Term, he shall deliver written notice of such extension to the Landlord no later than September 30, 2012.

In the event the Tenant wishes to extend this Lease for the Second Extended Term, he shall deliver written notice of such extension to the Landlord no later than September 30, 2015.

### **3. Rent and Security Deposit**

**Initial Term Rent:** Tenant shall pay Rent to Landlord during the Initial Term according to the schedule set forth below. Each monthly payment shall be due in advance on or before the first day of each calendar month during the Lease term, and shall be delivered, on or before the first day of each such month, to the Landlord at 100 Malcolm X Blvd., Boston, MA or at such other place designated by written notice from Landlord or Tenant. Rent for any part of a month shall be prorated.

<b><u>Month</u></b>	<b><u>Year</u></b>	<b><u>Monthly Rent Payment</u></b>
Jan	2010	500
Feb	2010	600
Mar	2010	700
Apr	2010	800
May	2010	900
June	2010	1,000
July	2010	1,100
Aug	2010	1,200
Sept	2010	1,300
Oct	2010	1,400
Nov	2010	1,500
Dec	2010	1,600

Jan	2011	1,700
Feb	2011	1,800
Mar	2011	1,900
Apr	2011	2,000
May	2011	2,100
June	2011	2,200
July	2011	2,200
Aug	2011	2,200
Sept	2011	2,200
Oct	2011	2,200
Nov	2011	2,200
Dec	2011	2,200

January  
through  
December    2012    2,200

**First Extended Term Rent:**

Tenant shall pay Rent to Landlord during the First Extended Term, in advance, on or before the first day of each month of the First Extended term at the rate of \$2,500 per month.

**Second Extended Term Rent:**

Tenant shall pay Rent to Landlord during the Second Extended Term, in advance, on or before the first day of each month of the Second Extended term at the rate of \$2,700 per month.

**Security Deposit.** As security for the full and faithful performance by Tenant hereunder, Tenant shall deposit with Landlord \$3,500, which Landlord shall be free to commingle with other funds of Landlord, and which, if not utilized to cure or correct any defaults hereunder, shall be returned to Tenant within thirty days after the expiration of the Initial Term hereof, or, if applicable, any extension thereof, provided that Tenant has complied with all of the terms and conditions hereof.

**4. Use**

Tenant acknowledges that the Building is known as the Islamic Society of Boston Cultural Center and that the Building currently houses a mosque, a cultural center and a school, and that at all times Tenant's use of the Premises will comply with the principles of Islam. Tenant may use the Leased Premises for the operation of a retail business offering for sale to the public various Islamic and non-Islamic items for sale. ("Tenant's Use"). Any such use, and Tenant's rights under this Lease, shall be subject to, and in compliance with, all applicable laws, including, but not limited to, zoning statutes, codes, laws and regulations. Tenant warrants and represents that it has made such independent inquiries and utilized the services of such persons as Tenant desired regarding Tenant's right to use the Leased Premises for Tenant's Use as Tenant.

Landlord shall have the right to review and approve of any and all items offered for sale by Tenant, including, but not limited to, books, DVDs, videos, CDs or any other written, recorded, printed or graphic materials, to determine that such items are, in Landlord's sole discretion, appropriate for sale to the public from the Premises, and Tenant shall at all times, upon reasonable notice from Landlord and at Landlord's request, allow Landlord the right to inspect all items for sale at the Premises and deliver to Landlord a list of all books, DVDs, videos, CDs or any other written, recorded, printed or graphic materials then offered for sale by Tenant.

Upon notice from Landlord that any items so offered by Tenant are inappropriate for sale to the public from the Premises, Tenant shall, within twenty-four (24) hours of such notice, remove all such items from the Premises. Tenant's failure to do so shall be a breach of this Lease, as shall Tenant's failure to accurately list for Landlord all books, DVDs, videos, CDs or any other written, recorded, printed or graphic materials then offered for sale by Tenant.

The giving by Landlord of two or more notices to Tenant in any twelve month period that the items offered for sale are inappropriate shall constitute a breach of this Lease for which Landlord shall have the immediate right to terminate this Lease, and Tenant shall have no right or opportunity to cure, notwithstanding any other provisions to the contrary contained herein.

**Tenant's Hours of Operation.** Tenant shall be permitted to operate the Premises during such hours as the Landlord, from time to time, operates the Cultural Center. Currently, those hours are: from April 15 through October 15, between the hours of 10 A.M. and 10 P.M., each day, and from October 16 through April 14 between the hours of 10 A.M. and 8 P.M., each day. Landlord shall have the right to change the hours of operation of the Cultural Center, and upon notice to the Tenant of such changed hours the Tenant's Hours of Operation hereunder shall be changed to conform to the changed hours of operation of the Cultural Center.

**License to use space at entry.** Lessee is hereby granted a revocable license to use the area shown on the attached plan as "Entry Area", which is not part of the Premises, to display, no more than 10 items on the walls thereof, examples of goods Lessee sells within the Premises. This license is revocable at any time on no more than twenty-four (24) hours notice, and should Landlord revoke this license, Lessee agrees, within twenty-four (24) hours of Landlord's notice given hereunder, to remove all such items from the licensed premises. Failure to do so shall be a breach of this lease. No items shall be displayed in or near areas where fire panels, safety equipment or generators are located.

**License to use outdoor space.** Lessee is hereby granted a revocable license to use the area shown on the attached plan as "Outdoor Area" on Friday of each week between the hours of noon and 3 P.M., for the purposes of offering items for sale to the public. This license is revocable at any time on no more than twenty-four (24) hours notice, and should Landlord revoke this license, Lessee agrees, within twenty-four (24) hours of Landlord's notice given hereunder, to remove all such items from the licensed premises. Failure to do so shall be a breach of this lease.

**Storage space.** Tenant shall have the right to use the area shown as "Storage Space" on the attached plan marked "\_\_\_\_\_" for the sole purpose of storing and warehousing items for sale and fixtures for use in Tenant's business as operated on the Premises as permitted hereunder.

**Landlord's Space.** Upon notice to the Tenant that it intends to do so Landlord shall be permitted to offer Landlord's goods and items for sale in the Premises and Tenant shall grant Landlord the right to use a wall, chosen by Tenant and located within the Premises

with shelving 12' high x 5' wide for such purposes.

#### **5. Sublease and Assignment.**

Tenant shall not sublease all or any part of the Leased Premises, or assign Tenant's rights under this Lease, in whole or in part, without Landlord's prior written consent, which consent may be withheld for any reason, or for no reason.

#### **6. Repairs and Maintenance.**

Tenant acknowledges and agrees that the Landlord shall have no obligation to perform any repair or maintenance of the Premises. Tenant shall maintain the Premises in good condition throughout the Term and any Extended Term hereof, damage by fire and other casualty only excepted, and whenever necessary, Tenant shall replace glass. Removal of snow and ice shall be the Landlord's responsibility. Tenant acknowledges that the Premises are now in good order and the glass is whole. Tenant shall not permit the Premises to be overloaded, damaged, stripped, or defaced, nor suffer any waste. Landlord shall maintain the elevator, roof, all mechanical components, plumbing and heating elements and structure of the Building in the same condition as each is in at the Commencement Date, reasonable wear and tear, damage by fire and other casualty only excepted.

#### **7. Alterations and Improvements.**

Tenant, at Tenant's expense, shall have the right following Landlord's consent to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a good and workmanlike manner, utilizing good quality materials and shall only be performed pursuant to all applicable and necessary permits issued by the City of Boston for all work. Landlord's consent shall not be unreasonably withheld or delayed.

Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease, provided that any damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's sole expense.

#### **8. Property Taxes.**

The parties hereto acknowledge and agree that the Building and the Premises are currently exempted from taxation by any governmental authority. If, at any time during the term of this Lease or any extension thereof, any governmental authority shall impose

a tax, or any charge in the nature of, or in lieu of, a tax upon the Building, or the Premises, as the result of the Tenant's use of the Premises, Tenant shall be solely liable to pay to Landlord all such taxes so imposed. In the event Landlord is notified that Tenant's use of the Premises will cause Landlord to lose Landlord's exemption from the payment of taxes in connection with use of the Building, Landlord may, by notice to the Tenant, but shall not be obligated to, terminate this Lease and upon such termination neither party shall have any rights hereunder or with respect to any such termination.

Nothing contained herein shall prevent Landlord from contesting any effort by the City of Boston, or any other taxing authority, to assess or collect taxes in connection with the Building or the Premises as the result of the Tenant's use of the Premises.

#### **9. Insurance.**

- A. Landlord shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as Landlord shall deem appropriate. Tenant shall be responsible, at his expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.
- B. Tenant and Landlord shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the respective activities of each in the Building with the premiums thereon fully paid on or before due date, issued by and binding upon some insurance company approved by Landlord, such insurance to afford minimum protection of not less than \$2,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Landlord shall be listed as an additional insured on Tenant's policy or policies of comprehensive general liability insurance, and Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph. Tenant shall obtain the agreement of Tenant's insurers to notify Landlord that a policy is due to expire at least thirty (30) days prior to such expiration. Landlord shall not be required to maintain insurance against thefts within the Leased Premises or the Building.
- C. Should Tenant engage the services of any contractor to perform any construction work upon the Premises, Tenant will make certain that each such contractor carries General Liability Insurance in the amounts set out, and with companies satisfying, Section 8.B, above, as well as Worker's Compensation coverage and employer's liability insurance in the amounts required by the Commonwealth of Massachusetts. Each such policy shall name Landlord as an additional insured. Tenant shall provide Landlord with certificates of insurance so indicating prior to the commencement of any such construction.
- D. Landlord and Tenant shall each have included (so long as commercially reasonable and obtainable) in all policies of all risks, fire, extended coverage, business interruption and other property insurance respectively obtained by them covering the Premises, the Building and contents therein, a waiver by the insurer of all rights of subrogation against the other in connection with any loss or

damage thereby insured against. To the full extent permitted by law, Landlord and Tenant each waive all rights of recovery against the other (and any officers, directors, partners, employees, agents, and representatives of the other) for, and agree to release the other from liability for, loss or damage to the extent such loss or damage is covered by valid and collectible insurance in effect covering the party seeking recovery at the time of such loss or damage or would be covered by the insurance required to be maintained under this Lease by the party seeking recovery. If the release of either party, as set forth in the immediately preceding sentence, should contravene any law with respect to exculpatory agreements, the liability of the party in question shall be deemed not released but shall be secondary to the liability of the other's insurer.

**10. Utilities.**

Landlord shall pay all charges for water, sewer, gas, electricity serving the Building. Tenant shall pay for telephone and other services and utilities used at the Leased Premises during the term, and extended term, of this Lease. Tenant shall not use any equipment or devices that utilize excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

**11. Signs.**

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

**12. Entry.**

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

**13. Damage and Destruction.**

If the Leased Premises or any part thereof or any appurtenance thereto are so damaged by fire, casualty or structural defects that the same cannot be used for Tenant's purposes, and Landlord does not restore the Leased Premises within one hundred twenty (120) days after said destruction to their pre casualty condition, then Tenant shall have the right within two hundred ten (210) days following damage, to elect by notice to Landlord to terminate this Lease as of the date of such damage. In the event of minor damage to any

part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes, Landlord shall promptly repair such damage at the cost of the Landlord, unless such damage or destruction occurred as a result of the fault or wrongdoing of Tenant.

In making the repairs called for in this section, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the entire Leased Premises are inoperable or unfit for occupancy, or use for Tenant's purposes, and provided further that, if Tenant is able to use part of the Premises during such period of repair, Tenant shall pay rent for such part that Tenant uses, based on a pro rata adjustment of the monthly rent.

#### **14. Default.**

The following are events of default, for which Landlord shall have all remedies under law, including those set forth herein:

- (a) Tenant shall at any time fail to make payment of rent when due to Landlord as herein provided, and said default shall continue for ten (10) days after written notice thereof shall have been given to Tenant by Landlord,
- (b) Default shall be made in any of the other covenants or conditions to be kept, observed and performed by Tenant, and such default shall continue for thirty (30) days after notice thereof in writing to Tenant by Landlord, provided, that in the event any such failure is not reasonably susceptible of cure within such thirty (30)-day period, Tenant shall have a reasonable time to cure such failure, provided Tenant commences cure as soon as is reasonably possible, and prosecutes such cure diligently to completion.
- (c) The Premises are deserted, vacated or not used as regularly or consistently as would normally be expected for similar premises put to the same or similar purposes as set forth herein, and such condition is not corrected within ten (10) days of Tenant's receipt of notice thereof from Landlord to Sub-Tenants.
- (d) Tenant or any guarantor of this Lease files any petition for debt relief under any section or chapter of the national or federal bankruptcy code or any other applicable federal or state bankruptcy, insolvency or other similar act.
- (e) Any petition is filed against Tenant under any section or chapter of the national or federal bankruptcy code or any other applicable federal or state bankruptcy, insolvency or other similar act, and such petition is not dismissed within sixty (60) days after the date of such filing.
- (f) Tenant or any guarantor of this Lease shall become insolvent or transfer property to defraud creditors.

(g) Tenant or any guarantor of this Lease shall make an assignment for the benefit of creditors.

(h) A receiver is appointed for any of the assets of Tenant or any guarantor of this Lease, and such receiver is not removed within sixty (60) days of Tenant's receipt of notice from Landlord to obtain such removal.

(i) A lien is filed against the Premises or the Building, or Landlord's estate therein, by reason of any work, labor, services or materials performed or furnished, or alleged to have been performed or furnished, to Tenant or anyone holding the Premises by, through or under Tenant, and Tenants fail to cause the same to be vacated and canceled of record, or bonded off in accordance with the provisions of this Sublease, within twenty (20) days after Tenant's receipt of written notice of the existence of such lien from Landlord.

#### **15. Remedies upon default.**

Upon the occurrence of an such event of default Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may, without notice and prejudice to any other remedy available, commence a summary process action to recover possession of the Premises and remove Tenant, or anyone occupying the Premises, and his effects without being liable to prosecution or any claim for damages. In the event of termination of this Lease, Tenant shall be responsible to Landlord for (i) all payments due under this Lease prior to the date of termination, (ii) all costs incurred by Landlord in connection with such termination, and (iii) the entire amount of Rent and other charges due hereunder for the remainder of the Initial Term, or, if extended, any extension thereof. Landlord shall use reasonable efforts to mitigate its damages. Landlord shall have, in addition to the remedies above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity.

#### **16. Condemnation.**

If any legally constituted authority condemns the Building or such part thereof as shall make the Leased Premises unsuitable for Tenant's occupancy in accordance with the terms hereof, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rent as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

#### **17. Subordination.**

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Building and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgagee shall have the right at any time to subordinate such mortgage, deed

of trust or other lien to this Lease on such terms and subject to such conditions as such mortgagee may deem appropriate in its discretion.

Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Building, and Tenant agrees upon demand to execute such further instruments subordinating this Lease or attorney to the holder of any such liens as Landlord may request. In the event that Tenant should fail to execute any instrument of subordination herein required to be executed by Tenant promptly as requested, Tenant hereby irrevocably constitutes Landlord as its attorney-in-fact to execute such instrument in Tenant's name, place and stead, it being agreed that such power is one coupled with an interest.

**18. Notice.**

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

**MAS Boston Society, Inc**

**100 Malcolm X Boulevard, Roxbury, MA, 02120**

If to Tenant to:

Mohammed Ennab, doing business as "Mennab, Co." with a principal place of business at 100 Malcolm X Blvd, Boston, MA.

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

**19. Brokers.**

Landlord and Tenant (each of which is an "Indemnifying Party" hereunder) represent to each other that they have dealt with no broker, agent or finder in connection with this transaction. Each Indemnifying Party hereby indemnifies the other party and agrees to hold such other party harmless from and against any and all claims, causes, demands, losses, liabilities, fees, commissions, settlements, judgments, damages, expenses and fees (including attorneys' fees and court costs) in connection with any claim for commission, fees, compensation or other charge relating in any way to this agreement, or to the consummation of the transactions contemplated hereunder, which may be made by any person, firm or entity, based upon any agreement made or alleged to have been made by such Indemnifying Party or its agent or representative, or the conduct or the alleged conduct of such Indemnifying Party or its agent or representative. The provisions of this paragraph shall survive termination or expiration of the Lease.

**20. Waiver.**

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same, or any other, covenant, term or condition.

**21. Memorandum of Lease.**

This Lease shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

**22. Headings.**

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

**23. Successors.**

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

**24. Consent.**

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required under this Lease.

**25. Performance.**

If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than thirty (30) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lesser of twelve percent (12%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the unreimbursed balance plus accrued interest to Tenant on demand.

**26. Compliance with Law.**

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply

with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

**27. Final Agreement.**

This Lease terminates and supersedes all prior understandings or agreements on the subject matter hereof, and may be modified only by a writing duly executed by both parties.

**28. Governing Law.**

This Agreement shall be governed, construed and interpreted by, through and under the laws of the Commonwealth of Massachusetts.

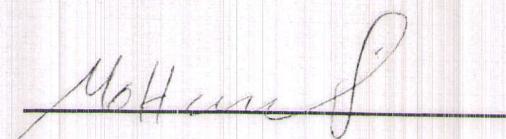
**29. Landlord's Option to Terminate.**

Notwithstanding anything else contained in this Lease, any time during the Term or any extension thereof of this Lease, Landlord shall have the option to terminate this Lease upon the giving to Tenant of at least six months prior notice of such termination. Any notice of termination shall be delivered in accordance with the provisions hereof. Tenant shall quit and deliver up the Premises no later than six months after the receipt of a notice of termination. Landlord shall not be liable to Tenant for any loss or damage occasioned or caused by Landlord's exercise of its right hereunder to terminate this Lease.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

Dated:

  
MAS Boston Society, Inc.  
by M. Bilal M. Kaleem,  
duly authorized,



Mohammed Ennab, d/b/a  
“Mennab, Co.”, an individual with a  
principal place of business at 100  
Malcolm X Blvd, Boston, MA  
Mennab, Co.