

OFFER TO LEASE

The following represents the terms and conditions to which _____ (TENANT) would agree to lease from _____ (LANDLORD) space at _____.

Premises: _____.

- A. Use: _____
- B. Term: _____
- C. Base Rent: _____
- D. Percentage Rent: _____
- E. Condition of Space: Landlord to deliver space in "as is" broom clean condition.
- F. Estimated Store Possession: Within 7 days after final lease execution.
- G. Rent Commencement: _____
- H. Taxes, Insurance, CAM: Lease to be a true "triple net" lease and Tenant shall pay its pro rata share of Real Estate taxes and assessments, insurance and Common Area Maintenance for the subject lease space.
- I. Utilities: Tenant's demised premises shall be separately metered and the Tenant shall be responsible for paying their own utilities.
- J. Lease Form: Landlord's form.
- K. Signage: Tenant to be allowed to place signs on the fascia of building to the maximum amount allowed by local ordinances.
- L. Other Provisions

If this Offer to Lease is not accepted by the Lessor on or before _____, this Offer shall terminate. Upon the acceptance of this Offer to Lease, Lessor is to proceed with the appropriate internal

approval process and generate a formal lease document for Tenants review. It is expressly understood that this proposal is not binding on either of the parties and that the Lease, when executed by the parties, shall contain their full and binding agreement.

Date

Lessee

By

Lessor hereby accepts the foregoing Offer to Lease and acknowledges receipt of a copy hereof.

Date

Lessor

BY: