

TENANT ESTOPPEL CERTIFICATE

THIS IS TO CERTIFY THAT:

1. The undersigned _____, (“Tenant”) is a Tenant under that certain Lease dated _____ by and between Tenant and _____, (“Landlord”), whereby Landlord leased to Tenant and Tenant leased from Landlord certain premises located at _____ consisting of _____ rentable square feet (“Premises”).
2. The lease is in full force and effect and there are no amendments or modifications except as indicated below (if none, state “None”) _____(hereinafter collectively referred to as the “Lease”).
3. The Landlord has completed its construction as required under the Lease and the following amount is due Tenant: (if none, state “None”) _____.
4. The current monthly Base Rent is _____ (“Rent”).
5. Tenant has paid Rent for the Premises for the period up to and including _____, _____. No Rent (not including the security deposit, if any) has been paid more than one (1) month in advance of its due date, except as indicated below (if none, state “None”). _____.
6. Tenant has received and reviewed operating expense reconciliation(s) through _____(if not applicable, state “N/A”). Tenant reserves any right to audit operating expenses set forth in the Lease.
7. The Expiration Date of the Lease _____, _____, subject to extension term(s), if any set forth below:
Tenant has _____(____) (extension option(s) of _____(____) years each (if none, state “None”). _____.
8. Tenant has not made a security deposit, except as set forth below:
Security deposit amount \$ _____ (if none, state “None”). _____.
9. To Tenant’s knowledge, Landlord is not currently in default under the Lease beyond any applicable grace periods, except as indicated below (if none, state “None”): _____.
10. Tenant has received no notice from Landlord that Tenant is in default under the Lease, except as indicated below (if none, state “None”): _____.
11. Tenant has no contract, option or right of first refusal or other right to buy any interest in the real estate, unless specified in the Lease.
12. Tenant has no right to terminate the Lease prior to its expiration, unless specified in the Lease.

13. Tenant has not sublet any portion of the Premises or assigned any of its rights under the Lease, except as set forth below:

_____ (if none, state "None") _____.

14. For purposes of this letter, the term "Tenant's knowledge" shall mean Tenant's actual knowledge without any independent investigation and without constructive or imputed knowledge. In the event of any inconsistencies between the Lease and the statements in this Tenant Estoppel Certificate the terms of the Lease shall control.

[SIGNATURES ON NEXT PAGE]

Location: #

The undersigned is authorized to execute this Tenant Estoppel Certificate on behalf of Tenant.

Date: _____

Tenant:

By:

Name:

Its: