

Letter of Intent To Lease

Esther Lotz, broker
www.estherlotz.com

Date:

Offer to lease at:

We are pleased to submit to you for your review & consideration, this offer to lease, which sets forth the terms & conditions under which we are willing to enter into a lease agreement at the above referenced property. It is expected that both parties will move forward in good faith toward completing details & signing a commercial lease (with required contingencies in place) within 10 business days of the date this letter is signed.

Landlord:

Tenant:

Premises:

Use:

Rent:

Term:

Renewal option(s):

Annual escalators:

Permit Acquisition Date/Fit-up Access Date:

Occupancy date:

Rent Commencement date:

Landlord fit-up:
Scope of work/completion date

Tenant fit-up:
Scope of work/completion date

Parking:

Signage:

This offer to lease is subject to tenant receiving all necessary licenses, permits & approvals to tenant's satisfaction for tenant's intended use(s) prior to occupancy date. Conditions/Restrictions placed on licenses, permits & approvals to meet with Tenant's acceptance.

This offer to lease is subject to the execution of a mutually acceptable lease agreement that incorporates the above terms & conditions, by & between both parties & neither party shall be bound unless & until a lease in form satisfactory to both parties shall have been properly executed by each. Both parties agree that time is of the essence.

This letter of intent is not intended to create any legal rights or obligations, but rather to summarize the basic business terms. This letter, its terms & conditions are subject to review, edification, & approval by the tenant & the landlord. Please confirm your acceptance of this proposal to lease by signing this letter & returning it to our office by no later than _____ at 5:00 pm.

Tenant/Date

Landlord/Date



Esther J Lotz, Broker, LLC