

## TENANT ESTOPPEL CERTIFICATE

1	Buyer(s) _____
2	Seller(s) _____
3	Property Address or Tax ID # _____
4	_____ (the "Property")

5 WHEREAS, \_\_\_\_\_ ("Landlord") and \_\_\_\_\_ ("Buyer"), have entered into a real  
 6 estate sale agreement for the sale of the real property commonly known as \_\_\_\_\_  
 7 \_\_\_\_\_

8 NOW, THEREFORE, the undersigned (the "Tenant"), acknowledging this Certificate will be relied upon by Buyer and its lender(s) in connection  
 9 with the purchase of the Property, states the following:

10 1. The lease attached hereto as exhibit is a true, accurate, and complete copy of the lease agreement governing Tenant's use and occupancy of  
 11 all or a portion of the Property, including all amendments and modifications (collectively, the "Lease"). The Lease has been properly executed and  
 12 delivered by Tenant, is valid and binding on Tenant, and is in full force and effect.

13 2. The term of the Lease commenced on \_\_\_\_\_ and is scheduled to expire on \_\_\_\_\_. Tenant has \_\_\_\_\_ (zero [0] if not filled in)  
 14 options to extend the term of the Lease.

15 3. Base rent under the Lease is \$ \_\_\_\_\_ per month. Additional rent, including but not limited to common area maintenance and operating  
 16 expenses, is \$ \_\_\_\_\_ per month. Tenant has not paid any rent more than one month in advance, and there exist no rent concessions,  
 17 allowances, rebates, or abatements, nor does Tenant have any defense against or offset to the payment of rent.

18 4. Tenant has paid a \$ \_\_\_\_\_ security deposit to Landlord.

19 5. Tenant is in possession and has accepted the condition of the premises described in the Lease (the "Premises"), any obligation of Landlord to  
 20 improve the Premises has been fulfilled, and except as stated in the Lease, Landlord has no future obligation to repair, alter, or expand the  
 21 Premises.

22 6. To the best of Tenant's knowledge, there exist no defaults under the Lease by Landlord or Tenant, and Tenant has no knowledge of any facts  
 23 or circumstances which, following notice and the expiration of any applicable cure period, would constitute a default under the Lease by Landlord or  
 24 Tenant, except for \_\_\_\_\_ (none if left blank).

25 7. Tenant has no contract, right of first refusal, or option to purchase any of the Premises, and no right to extend the Lease term, expand, or  
 26 relocate the Premises, or terminate the Lease, except for \_\_\_\_\_  
 27 \_\_\_\_\_ (none if left  
 28 blank).

29 Tenant Signature \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

30 Tenant Signature \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ a.m. \_\_\_\_\_ p.m. ←

31 Notice Address of Tenant \_\_\_\_\_