

### TENANT ESTOPPEL CERTIFICATE

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

5 \_\_\_\_\_ ("Landlord") and \_\_\_\_\_ ("Buyer"), have entered into a Real Estate  
 6 Sale Agreement for the real property commonly known as \_\_\_\_\_  
 7 \_\_\_\_\_.

8 Landlord has asked \_\_\_\_\_ ("Tenant") to complete, sign and deliver this Tenant Estoppel Certificate (this  
 9 "Certificate"). Tenant, acknowledging this Certificate will be relied upon by Buyer and its lender(s) in connection with the purchase of the Property,  
 10 states the following:

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

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

16 **3. RENT:** Base rent under the Lease is \$ \_\_\_\_\_ per month. Additional rent, if any, including but not limited to common area maintenance  
 17 and operating expenses, is \$ \_\_\_\_\_ (zero [0] if not filled in) per month. Tenant has not paid any rent more than one month in advance,  
 18 and there exist no rent concessions, allowances, rebates, or abatements, nor does Tenant have any defense against or offset to the payment of  
 19 rent.

20 **4. SECURITY DEPOSIT:** Tenant has paid a \$ \_\_\_\_\_ (zero [0] if not filled in) security deposit to Landlord.

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

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

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

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

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

32 Notice Address of Tenant \_\_\_\_\_