

TENANT ESTOPPEL CERTIFICATE

1 Buyer(s) _____
 2 Seller(s) _____
 3 Property Address _____
 4 _____ (the "Property")

5 _____ ("Landlord") and _____ ("Buyer"), have entered into a Real Estate Sale
 6 Agreement for the real property commonly known as _____
 7 _____. Landlord has asked _____ ("Tenant")
 8 to complete, sign and deliver this Tenant Estoppel Certificate (this "Certificate"). Tenant, acknowledging this Certificate will be relied upon by Buyer
 9 and its lender(s) in connection with the purchase of the Property, states the following:

10 **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
 11 occupancy of all or a portion of the Property, including all amendments and modifications (collectively, the "Lease"). The Lease has been properly
 12 executed and delivered by Tenant, is valid and binding on Tenant, and is in full force and effect.

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

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

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

20 **5. PREMISES:** Tenant is in possession and has accepted the condition of the premises described in the Lease (the "Premises"). Any obligation of
 21 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
 22 the Premises.

23 **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
 24 of any facts or circumstances which, following notice and the expiration of any applicable cure period, would constitute a default under the Lease by
 25 Landlord or Tenant, except for _____ (none if left blank).

26 **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
 27 term, expand, or relocate the Premises, or terminate the Lease, except for _____
 28 _____ (none if left blank).

29 Tenant Signature _____ Print _____ Date _____ a.m. _____ p.m. ←

30 Tenant Signature _____ Print _____ Date _____ a.m. _____ p.m. ←

31 Notice Address of Tenant: _____