

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
6 a 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 to this Certificate as Exhibit A is a true, accurate, and complete copy of the lease agreement governing Tenant's use
12 and 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 *(insert date)* _____ and is scheduled to expire on *(insert date)*
15 _____. Tenant has _____ options (zero [0] if not filled in) to extend the term of the Lease.

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

20 **4. SECURITY DEPOSIT:** Tenant has paid a *(insert amount)* \$ _____ (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 of
25 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 *(describe)* _____
27 _____ (none if left blank).

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

31 Tenant _____ Print _____ Date _____ a.m. p.m. ←
32 Tenant _____ Print _____ Date _____ a.m. p.m. ←
33 Notice Address of Tenant: _____