



LETTER OF INTENT TO LEASE

VOLUNTEER RETAIL

3650 Volunteer Blvd • Henderson, NV 89044

PERTINENT LEASE TERMS

TENANT	_____
SPACE SIZE	Approximately 4,950 square feet
BUILDING / SUITE	Suite TBD
LEASE TYPE	Triple net
LEASE TERM	5 years
LEASED RENTAL RATE	\$4.95 per square foot
CAM FEES	\$0.82 per square foot (\$4,059)
SECURITY DEPOSIT	\$24,502.50 - equal to one month's rent plus \$4,059 CAM
TOTAL MONTHLY RENT	\$28,561.50, including CAM fees
RENTAL ADJUSTMENTS	Annual CPI adjustment, subject to a 3% floor and 7% ceiling
SIGNAGE	Subject to landlord approval
PERSONAL GUARANTEE	Required at lease execution
TENANT IMPROVEMENT ALLOWANCE	\$100 per square foot

TENANT RESPONSIBILITIES

- Equipment and fixtures, permanent or otherwise
- Business permits not pertaining to the landlord

LESSOR SIGNATURE

PRINT NAME

DATE

LESSEE SIGNATURE

PRINT NAME

DATE

This letter is not a legally binding agreement. It records the proposed deal points and reserves the space, subject to execution of definitive lease documents.