



LETTER OF INTENT TO LEASE

Sunset Retail

8480 W. Sunset Las Vegas NV 89135

PERTINENT LEASE TERMS

TENANT:	TBD
SPACE SIZE:	1,828 +/- Square Feet
BUILDING NUMBER:	Suite 100
LEASE TYPE:	Triple Net
LEASE TERMS:	5 Year Lease
LEASED RENTAL RATE:	\$4.50 per sq ft
CAM FEES:	.68 per square foot = \$1,243.04
SECURITY DEPOSIT:	\$8,226.00 which is = to one month rent + \$1243.04 (CAM) = Total 9,469.04
TOTAL MONTHLY RENT:	\$9,469.04 includes CAM fees
RENTAL ADJUSTMENTS:	3% floor 7% ceiling yearly adjustment based upon CPI
SIGNAGE:	To be approved by landlord.
PERSONAL GUARANTEE:	Needed at lease execution
TENANT IMPROVEMENT ALLOWANCE:	Negotiable

(Tenant's Cost's)

Any Equipment and Fixtures Permanent or not
Any Permits per Business code not pertaining to landlord

Lessor: _____

Lessee: _____

Print Name: _____

Print Name _____

*This is not a legally binding agreement, but an agreement on the deal points and a reservation of space.