



LETTER OF INTENT TO LEASE

Sun West Crossing

10740 S. Eastern Ave. Suite 150 Henderson NV 89052

PERTINENT LEASE TERMS

TENANT:	
SPACE SIZE:	1,916 +/- Square Feet
BUILDING NUMBER:	Suite 150
LEASE TYPE:	Triple Net
LEASE TERMS:	5 Year Lease
LEASED RENTAL RATE:	\$2.35 per sq ft
CAM FEES:	.62 per square foot = \$1,187.92
SECURITY DEPOSIT:	\$4,502.60 which is = to one month rent + \$1,187.92 (CAM) = Total \$5,690.52
TOTAL MONTHLY RENT:	\$5,690.52 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:	TBD per Square Foot

(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.