



LETTER OF INTENT TO LEASE  
Volunteer Retail  
3650 Volunteer Blvd Henderson NV 89044  
PERTINENT LEASE TERMS

TENANT:	
SPACE SIZE:	4,950 +/- Square Feet
BUILDING NUMBER:	Suite TBD
LEASE TYPE:	Triple Net
LEASE TERMS:	5 Year Lease
LEASED RENTAL RATE:	\$4.95 per sq ft
CAM FEES:	TBD per square foot = \$1,074.88
SECURITY DEPOSIT:	\$24,502.50 which is = to one month rent + \$TBD (CAM) =
TOTAL MONTHLYLY RENT:	TBD 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:	\$100 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.