



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:	.82 per square foot = \$4,059
SECURITY DEPOSIT:	\$24,502.50 which is = to one month rent + \$4,059 (CAM)
TOTAL MONTHLY RENT:	\$28,561.50 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.