



## LETTER OF INTENT TO LEASE

### Patrick Business Park

5136 W Patrick Lane Las Vegas NV 89118

#### PERTINENT LEASE TERMS

TENANT:	
SPACE SIZE:	2,950 +/- Square Feet
BUILDING NUMBER:	Suite 200
LEASE TYPE:	Triple Net
LEASE TERMS:	5 Year Lease
LEASED RENTAL RATE:	\$1.35 per sq ft
CAM FEES:	.32 per square foot = \$1,074.88
SECURITY DEPOSIT:	\$3,982.50 which is = to one month rent + \$944.00 (CAM) = Total \$4,926.50
TOTAL MONTHLY RENT:	\$4,926.50 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's Cost's)

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

Lessor: \_\_\_\_\_

Lessee: \_\_\_\_\_

Print Name: John Pugh

Print Name \_\_\_\_\_

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