



LETTER OF INTENT TO LEASE
Patrick Business Park
5136 W Patrick Lane Las Vegas NV 89118
PERTINENT LEASE TERMS

TENANT:

2,950 +/- Square Feet

SPACE SIZE:

Suite 200

BUILDING NUMBER:

Triple Net

LEASE TYPE:

5 Year Lease

LEASE TERMS:

\$1.35 per sq ft

LEASED RENTAL RATE:

.32 per square foot = \$1,074.88

CAM FEES:

\$3,982.50 which is = to one month rent + \$944.00 (CAM) = Total \$4,926.50

SECURITY DEPOSIT:

\$4,926.50 includes CAM fees

TOTAL MONTHLY RENT:

3% floor 7% ceiling yearly adjustment based upon CPI

RENTAL ADJUSTMENTS:

To be approved by landlord.

SIGNAGE:

Needed at lease execution

PERSONAL GUARANTEE:

(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.