

Retail Tenant Estoppel Certificate

This Tenant Estoppel Certificate ("Certificate") is provided by the undersigned Tenant to the Landlord, Purchaser, and/or Lender named below regarding the lease of the retail premises described below.

1. Parties and Property Information

Date of Certificate:

To (Purchaser/Lender):

Landlord (Lessor):

Tenant (Lessee):

Retail Store Name (d/b/a):

Premises/Suite Number:

Shopping Center/Property Address:

2. Lease Agreement Details

Original Lease Execution Date:

Dates of Amendments / Modifications (if any):

Lease Commencement Date:

Lease Expiration Date:

Remaining Renewal Options (Describe terms/duration):

3. Financial Terms

Current Monthly Base Rent: \$

Current Monthly CAM / Operating Expenses: \$

Current Monthly Marketing / Promotional Fee: \$

Tenant's Share of Common Area Expenses (Percentage %):

Security Deposit Amount Held by Landlord: \$

Date Through Which Rent Has Been Paid:

Prepaid Rent (if any, specify amount and period):

4. Status of Lease and Performance

Is the Lease currently in full force and effect? (Enter Yes or No):

Has Tenant accepted and occupied the Premises? (Enter Yes or No):

Are there any defaults by Landlord under the Lease? (Enter Yes or No):

If yes, describe Landlord's defaults:

Are there any defaults by Tenant under the Lease? (Enter Yes or No):

If yes, describe Tenant's defaults:

Has Tenant assigned the Lease or sublet the Premises? (Enter Yes or No):

Does Tenant have any option or right of first refusal to purchase the property? (Enter Yes or No):

5. Tenant Signature and Acknowledgement

The tenant acknowledges that this certificate will be relied upon by the Purchaser and/or Lender in connection with the purchase or refinancing of the property.

Tenant Company Name:

Authorized Signatory Name:

Authorized Signatory Title:

Signature (Please sign on printed form):

Date Signed: