

Point Center Financial, Inc.

TENANT ESTOPPEL CERTIFICATE (lease)

Re: Premises at _____

The undersigned, as Lessee under that certain lease dated _____ (the "Lease") attached hereto as Exhibit "A", covering the above described premises (the "Premises") made with _____ hereby certifies, represents and warrants to Point Center Financial, Inc. and subsequent assignees ("Lender") and agrees as follows:

1. The Lease is presently in full force and effect, and has not been amended or modified in any way.
2. Lessee is the current tenant presently occupying the entire space covered by the Agreement for the purposes designated therein.
3. Lessee is currently obligated to pay on a Month-to Month basis in monthly installments of \$_____ ("Rent"). Lessee has made all payments of rent up to and including _____. There are no remaining free rent, rental abatement or rental concessions.
4. As of the date hereof, neither Lessor nor Lessee are in default under the terms and conditions of the Agreement.
5. The commencement date of the Lease was _____.
The present term of the Lease ending on _____.
6. The security deposit paid to Lessor (if any) totaled \$_____.
7. As of the date hereof, Lessee holds no claim against the Lessor which might be offset against accruing Rent.
8. As of the date hereof, there are no existing defenses or offsets which Lessee has against the enforcement of the Lease by Lessor.
9. Lessee makes this certificate for the benefit and protection of Buyer with the understanding that Buyer intends to materially rely on this certificate in purchasing the Property from Lessor.
10. Tenant makes this certificate for the benefit and protection of Lender with the understanding that Lender intends to materially rely on this certificate in making a loan on subject property.

OWNER

TENANT

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Phone Date

(Signature)

(Printed Name)

**POINT CENTER FINANCIAL, INC.,
AS DESIGNATED AGENT**

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(Phone Number) Date
