

Point Center Financial, Inc.

TENANT ESTOPPEL CERTIFICATE (month to month)

Re: Premises at _____

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

1. The month to month tenancy is presently in full force and effect, and has not been amended or modified in any way.
2. Tenant is the current tenant presently occupying the entire space covered by the Agreement for the purposes designated therein.
3. Tenant is currently obligated to pay monthly rental in the amount of \$ _____. Tenant 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, Owner is not in default under the terms and conditions of the Agreement.
5. The commencement date of the Agreement was _____ it continues month to month until either party gives notice.
6. The security deposit and/or last month's rent paid by tenant totaled \$ _____
7. As of the date hereof, Tenant holds no claim against the Owner which might be offset against accruing Rent.
8. As of the date hereof, there are no existing defenses of offsets which tenant has against the enforcement of the Agreement by Owner.
9. Tenant owns no options to purchase the Premises or rights of first refusal or other rights to acquire an interest in the Premises.
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

(Signature)

() _____

Phone _____ Date _____

(Printed Name)

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

() _____

(Phone Number) _____ Date _____
