

Date

RE: Lease Proposal for _____ (the "Lease")
_____ Corner of _____ and _____
Tucson, Arizona

Dear _____:

It is my pleasure to have this opportunity to present _____ the following proposal to lease space at _____ from _____. The terms and conditions under which the Landlord would enter into said lease agreement are as follows:

LANDLORD:

("Landlord").

TENANT:

("Tenant").

TENANT'S TRADE NAME:

LEASE GUARANTOR:

Tenant's performance of the terms and conditions of the proposed lease shall be personally guaranteed by _____.

PREMISES:

Approximately _____ sq.ft. located at _____ in _____ (the "Premises") at the _____ corner of _____ Arizona (the "Shopping Center") (as shown outlined in red on the attached Exhibit "A").

LEASE TERM:

The Lease Term shall be _____ () years ("Term").

OPTION TO RENEW:

So long as Tenant is not in default of the Lease and is operating from the Premises, and has not assigned the Lease or sublet the Premises to an unrelated entity, it shall have the Option to Renew the Lease for _____ () additional term of _____ () years ("Option Period") by giving written notice 180 days prior to the expiration of the Lease ("Option to Renew"). The Option Period shall be upon the same terms and conditions