

[Prospective Tenant]

RE: Letter of Intent to Enter into Retail Lease Negotiations for Tulalip Retail Center

Dear Prospective Tenant:

This non binding Letter of Intent (“LOI”) outlines the terms on which the Tulalip Tribes of Washington (“Landlord”) would be willing to pursue further lease negotiations for a lease with _____ (“Tenant”) in the Tulalip Retail Center at Quil Ceda Village, Tulalip, Snohomish County, Washington. The following terms and conditions will serve as an outline of the proposed lease agreement and as the basis for preparation and negotiation of a final lease agreement acceptable to both parties.

1. LANDLORD

Tulalip Tribes of Washington
8802 27th Avenue N.E.
Tulalip, WA 98271

2. TENANT

[PROSPECTIVE TENANT]

3. TENANTS REAL ESTATE REPRESENTATIVE

[REAL ESTATE REPRESENTATIVE]

4. PREMISES

The leased commercial real estate (the “Premises”) consists of an agreed area of approximately _____ rentable square feet within the Tulalip Retail Center of the Quil Ceda Village, Tulalip, Washington, Suite _____. Attached hereto as Exhibit “A” is a current Site Map of the Premises.

5. EFFECTIVE DATE

The Lease shall be effective as of the date of execution (the “Effective Date”).