

COTTONWOOD PLAZA - 787 N. MAIN ST. BISHOP CA

LEASE PROPOSAL

(Return via fax to Yaney Corner LLC)

Return to: Yaney Corner LLC
Fax (310) 388-1354

DATE: _____

Premises to be leased by: _____ (Primary Applicant)

Name of Principal: _____ (If different from Applicant)

Social Security No. (of Principal/Pres.) [] - [] - [] and FEIN (if applicable) [] - []
(Credit check will be performed upon lessor's acceptance of proposal)

Home Address: [] City: [] State: [] Zip: []

Business Address: [] City: [] State: [] Zip: []

Home Phone: [] Business Phone: [] Fax Number: []

Cell Phone: [] E-Mail []

Please consider this letter as a proposal to lease space in Cottonwood Plaza Located at 787 N. Main St. Bishop California.
Based on the following preliminary terms and conditions:

USE: _____

TRADE NAME/NAME OF STORE: _____

PRODUCTS/MERCHANDISE TO BE CARRIED: _____

THIS STORE UNIT WILL BE: (Check appropriate boxes)

- First business venture of Tenant
- Second location of Tenant
- Sole location of Tenant
- Tenant will move from present location
- An additional store in a chain of _____ Stores.

ESTIMATION OF SALES VOLUME FOR FIRST TWO YEARS

1ST Year \$ _____ 2nd Year \$ _____

LOCATION PREFERENCE: _____

SIZE: [] feet X by [] feet = [] Total Square Feet

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TERM: _____ RENT: _____.

SECURITY DEPOSIT: Equal to two (2) months rent

ESTIMATE OF COMMON AREA MAINTENANCE EXPENSE: .35 Cents per square foot per month.
(Includes tenant's prorata share of property taxes, repair and maintenance of the parking lot, landscaping, exterior building, common areas, insurance and operating expenses of the plaza.)

PERCENTAGE RENT: _____ (____%)

RENT INCREASES: _____

RENT COMMENCEMENT DATE: _____

EST. OCCUPANCY DATE: _____

TI INVESTMENT ESTIMATE: _____

ADDITIONAL TERMS AND CONDITIONS: _____

Should the above general understanding meet with the approval of lessor, lessee agrees to submit the accompanying financial application. The lease is contingent upon the lessor's approval of lessee's financial application and credit check. Lessor shall then proceed with the preparation of a lease based upon the terms and conditions set forth in this proposal. It is clearly understood that this proposal is not binding upon either party hereto, and that only the fully executed lease shall legally bind the parties. Said lease shall incorporate the provisions contained in a retail-building lease, subject to the mutual approval of the parties hereto.

Applicant Signature: _____

If represented by an agent, please provide information below.

Agent Name: _____ Signature: _____

Contact info: _____

Agent Terms: _____

Receipt of this Proposal is hereby acknowledged.

Lessor's Representative _____
Yaney Corner, LLC