

Date: _____

Ms. Lillian Montalto
Lillian Montalto Signature Properties
34 Park Street, Suite # 1
Andover, MA 01810

Re: Letter of intent to lease space at Endicott Plaza, North Andover, Massachusetts

Dear Lillian,

This letter sets forth the key business terms upon which we propose to lease certain space located at Endicott Plaza, North Andover, Massachusetts.

Tenant Entity: Name: _____
Telephone Number: _____
Address: _____
Attention: _____
State of Formation: _____
Tax ID#: _____

Trade Name: _____

Proposed Use: _____

Guarantor: _____

Landlord's Work: Standard vanilla box delivery, complete with HVAC, etc.

Tenant's Work: Tenant shall obtain all permits and approvals required for use and construction of its premises, and shall perform all construction (other than Landlord's Work) at Tenant's sole cost and expense with prior written approval of Landlord, and subject to obtaining necessary permits/approvals of any governing authority with required insurance certificates..

Term: ____ years, with additional ____ year option

Lease \$5,000.00
Reservation Please make deposit check payable to: Forgetta Development, LLC
Deposit

Rent From the day of fully signed lease.
Commencement
Start Date:

Minimum Rent: _____ Initial Term: _____ Option Period: _____

Premises: Approximately _____ square feet in location shown on attached site plan

Security Deposit: _____

Percentage: _____
Rent

Utilities: Premises shall be separately metered or sub metered. Tenant shall pay for its Consumption of all utilities.

CAM Taxes Insurance Tenant shall reimburse Landlord for Tenant's pro rata share of all real estate taxes, betterment assessments and similar municipal charges assessed against the shopping center, casualty insurance on all buildings and other improvements, liability insurance on the common areas and maintenance and repair of all common areas, all as more particularly to be described in the final lease. Tenant's pro rata share shall be equal to a fraction, the numerator of which is Tenant's rentable floor area and the denominator of which shall be the total rentable floor area of the entire shopping center.

Sign Criteria: Tenant shall install its exterior fascia identification sign after first obtaining written approval of Landlord as well as permits and approvals required by any governing authority. In the event, Landlord shall change the sign criteria for exterior building signage, Tenant shall be required, upon written notice from Landlord, to install a new exterior sign in conformance with the new criteria.

Documentation: Mutually Acceptable Lease

Tenant's: _____
Broker

Non-Binding: This proposal is non-binding on either party, but is created and accepted in good faith by both parties in order to serve as a basis for negotiation of a binding lease consistent with the terms provided herein. The parties understand that, except as hereinafter provided, neither party will be subject to any binding and enforceable obligations until such time as a final lease incorporating agreed upon terms and conditions has been fully executed by both parties.

The parties agree to negotiate in good faith in a manner consistent with this Letter of Intent for a period of ___ days from the date of this letter of Intent. If the final lease is not executed by the expiration of the foregoing ___ day period, then the landlord shall be free to entertain other offers for the Premises and either of the parties may terminate further discussions. In the event of any such termination, any reservation or other deposit made by the Tenant shall be promptly refunded.

By: _____ Date: _____

Name: _____

Its: _____ Duly Authorized

If the above terms meet with your approval, please signify your acceptance by signing and returning a copy of this letter to me at your earliest convenience

Accepted by

By: _____ Date: _____

Name: Lillian Montalto

As leasing agent for _____, Landlord