**COMMERCIAL TENANT ESTOPPEL CERTIFICATE**

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.

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1. This estoppel certificate concerns the lease described below:

Landlord: Tenant: Leased Premises:

Commencement Date of Lease:

1. Tenant certifies that:
   1. as of the date Tenant signs this certificate, neither landlord nor Tenant is in default of the lease;
   2. the monthly rent to be paid through the end of the lease is as follows:

;

* 1. the next rent payment is due ;
  2. Tenant has not paid Landlord any rent more then 30 days in advance except:

;

* 1. Tenant deposited $ with Landlord as a security deposit under the lease:
  2. as of the date Tenant signs this certificate, Tenant has no claim of offset against rent except for:

;

* 1. the current term of the lease expires on ;
  2. Tenant has the option to renew the lease as follows:

;

* 1. Tenant has accepted the leased premises, is in possession of the leased premises, and all improvements to the leased premises have been made;
  2. Tenant has no ownership interest in the property in which the leased premises are located; and

(11)

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Tenant understands that this certificate will be delivered to

and that this party(ies) is relying on the representations in this certificate.

Tenant: By: Printed Name:

Title:

(TAR-1938) 10-18-05

Date:

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