This is a legal contract, it is recommended that you seek legal advice to make certain you fully understand your rights and obligations.

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**TENANT ESTOPPEL RIDER**

Address of:

Seller shall deliver **"Estoppel Certificate(s)"** to Buyer no later than ten (10) days prior to expiration of Buyer's Due Diligence Period, as defined in the Commercial Sale Contract, in a form reasonably acceptable to Buyer, signed by each tenant leasing space in the Property as of the date of Closing, stating: (1) that no default exists under the terms of the lease agreement by either tenant or landlord; (2) the amount of any rental payments made in advance, if any; (3) the amount of security deposits paid, if any; (4) the amount of offsets against rent, if any; (5) that the Tenant has no defense against the payment of rent accruing under the terms of the lease agreement; and (6) the lease agreement has not been amended, or if amended, identifying the date and nature of the amendment.

If the Estoppel Certificates contain any information which is unacceptable to Buyer or Seller fails to obtain Estoppel Certificate(s) within the time period indicated above, Buyer shall notify Seller in writing that Seller shall have five (5) days to cure any unacceptable information or obtain acceptable Estoppel Certificate(s) for Buyer. If Seller fails or refuses to cure to the sole satisfaction of the Buyer within such five (5) day period, Buyer may terminate this Contract by written notice to Seller, whereupon all Earnest Money ands interest thereon shall be promptly returned to Buyer.

# BUYER:

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|  |

**Signature:**

**Title: Print Full Name:**

**Date:**

**SELLER:**

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|  |

**Signature:**

**Title: Print Full Name:**

**Date:**

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