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| --- |
| TENANT ESTOPPEL CERTIFICATE  |
| (Month to Month) |

Re: Premises at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The undersigned, as Tenant under that certain month to month rental agreement dated

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_ the ("Agreement") attached hereto as Exhibit "A,” covering the above described premises (the "Premises") made with \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Owner”) hereby certifies, represents and warrants to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, and subsequent

Assignees ("Lender") and agrees as follows:

1. The month to month tenancy is presently in full force and effect, and has not been amended or modified in any way.

2. Tenant is the current tenant presently occupying the entire space covered by the Agreement for the purposes designated therein.

3. Tenant is currently obligated to pay monthly rental in the amount of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. Tenant has made all payments and current on their rent as of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_. There is no remaining free rent, rental abatement or rental concessions.

4. As of the date hereof, Owner is not in default under the terms and conditions of the

Agreement.

5. The commencement date of the Agreement was it continues month to month until either party gives notice.

6. The security deposit and/or last month's rent paid by tenant totaled $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

7. As of the date hereof, Tenant holds no claim against the Owner which might be offset

against accruing Rent.

8. As of the date hereof, there are no existing defenses of offsets which tenant has against the enforcement of the Agreement by Owner.

9. Tenant owns no options to purchase the Premises or rights of first refusal or other rights to acquire an interest in the Premises.

10. Tenant makes this certificate for the benefit and protection of Lender with the understanding that Lender intends to materially rely on this certificate in making a loan on subject property.

**Owner’s Signature** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Tenant’s Signature** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_