



AMERICAN PROPERTY MANAGEMENT
 Commercial Division
 2154 N.E. Broadway Portland, Oregon 97232
 Mailing Address: P.O. Box 12127, Portland, Oregon 97212
 Phone 503-281-7779 FAX 503-460-2616

OFFER TO LEASE FOR RETAIL SPACE

The following information shall constitute _____ Offer to Lease the following described space under the preliminary general terms outlines:

Date: _____

Lessee's Name: _____

Lessee's Business Name: _____

Lessee To Sign Lease: Individually Under Business Name (see financial requirements for lease signature)

APM Account #C- _____ Unit Number: _____ Retail Useable Sq. Ft.: _____ Total USF: _____

Building Name: _____

Building Address: _____

Lease Commencement Date: _____ Expiration Date: _____ Security Deposit \$ _____

Retail Monthly Rental \$ _____ Retail Lease Rate Per Useable Sq Ft Per Year \$ _____

NNN's per Useable Sq Ft Per Month \$ _____ NNN's per Useable Sq Ft Per Year \$ _____

Total Monthly Rental & NNN's \$ _____ Liability Insurance: \$1,000,000.00

Annual Rental Adjustment: _____ Adjustment Date(s): annually on anniversary

Unassigned Parking: _____ Spaces per 1,000 Useable Sq Ft For A Total of: _____

Building Designated as Entire Non-Smoking Building

Company Policy On Smoking: NON-SMOKING SMOKING ALLOWED

Additional Information: _____

Telecom: Lessor does not warrant or represent phone service(s) to the building or existing lines/cables in the Premises. Lessee needs to confirm with phone provider(s) that Lessee required services are available to the building.

Space Plan Attached: Yes No Floor Plan Attached: Yes No

The following Financial Information shall be provided by the Lessee once Lessor identifies individual or business signature:

- If signed individually
 Previous 3 years personal income tax returns, and Current personal financial statement (APM form)
- If signing Under Business Name
 Previous 3 years business income tax returns, and Current business financial statement

This is a non-binding Offer and is subject to the Lessor's approval of Lessee's financial information; an approved space plan by both parties and a fully executed Lease Agreement. Only a fully executed formal Lease Agreement will legally bind the parties. If the parties have not entered into a formal Lease by _____, 20_____, the security deposit in the amount of \$ _____ hereby received for will be refunded promptly.

LESSEE
 X _____
 By _____
 Title _____
 Date _____

This is to be attached to and made a part of the Lease Proposal Package