

# ESTOPPEL CERTIFICATE

The undersigned \_\_\_\_\_ (“Tenant”), hereby represents, warrants and certifies to \_\_\_\_\_ *[insert name of buyer or lender, as appropriate]* as follows:

1. Tenant is the tenant and present occupant of the premises described as \_\_\_\_\_ *[insert address of leased premises, or (if appropriate) legal description of property]* (the “Premises”).

2. Tenant is leasing the Premises under a lease dated \_\_\_\_\_ *[insert date of lease]* between Tenant and [Name of Landlord] (“Landlord”). A complete and correct copy of such leases and all amendments and supplements thereto (collectively, the “Lease”) is attached to this Estoppel Certificate. The Lease:

- (a) contains the entire agreement between Tenant and Landlord concerning the use and occupancy of the Premises;
- (b) has not been amended or supplemented except as set forth in the copy of the Lease attached to this Estoppel Certificate; and
- (c) is in full force and effect.

3. To the best of Tenant’s knowledge, the Premises are owned by Landlord, who holds the entire interest of landlord or lessor under the Lease. Tenant is currently paying the rent due under the Lease and rendering performance of Tenant’s other obligations under the Lease to Landlord.

4. Except as otherwise specifically disclosed in the Lease, any tenant improvement work or other work that Landlord is obligated to perform or pay for has been completed and fully paid for in accordance with the terms of the Lease and Tenant has accepted such completed work and is now in possession of the Premises.

**THIS IS A 2-PAGE DOCUMENT.**