

Letter of Intent to Lease

April 20th, 2025

Attn: Mr. Land Lord

Re: 1234 Main St. Los Angeles, CA

My client "business name" Car rentals has authorized me to present the following letter of intent to lease the above-mentioned property under the following terms and conditions:

1. Premises: Approximately **6,800 sq. ft.** of Industrial/Retail Space
2. Term: The term of the lease shall be for **Three (3) years** Commencing **May 1st, 2025** and ending **April 30th 2028**.
3. Base rent: Base Rent of the lease shall be Ten Thousand Dollars (**\$10,000**) total gross modified plus utilities per month. Payable upon execution of Lease Agreement.
4. Security Deposit: The Security Deposit shall be Ten Thousand Dollars (**\$10,000**) Payable upon execution of Lease.
5. Move in Costs: Total amount due at execution of lease is Twenty Thousand Dollars (**\$20,000**)
6. Option to Extend: Extension of the original lease term may be adjusted through mutual agreement thereafter the lease term. Two year (2) year option to extend.
7. Condition of property: Lessor shall deliver the premises broom clean with all plumbing and electrical systems in good operating condition.
8. Early Occupancy: Possession can be granted upon execution of lease provided the lessor has received move in funds and certificate of insurance.
9. Use: Exotic Car storage/rentals.

Your name (123)123.1124

Your business address



10. Commission: 5% to selling broker.
11. Rent Abatement: 1 Months rent fully abated for tenant improvements.
12. Other:

This letter is non-binding and serves the purpose to explore the terms and conditions that the lessor and the lessee can agree upon, prior to entering in a legally binding lease Agreement. Upon approval of this letter, the lessor's Agent shall prepare a Standard A.I.R. lease Agreement following the above terms within Forty-Eight (48) hours. This proposal will be effective until April 29th, 2025 5:00 P.M.

I look forward to a favorable response from you.



Your name (123)123.1124
Your business address

