

KRUSE PROFESSIONAL BUILDING LEASE AGREEMENT

This lease agreement ("Lease") is made and entered into this ____ day of _____, 2009, by and between:

Kruse Professional Building ("Landlord")
15171 SW Bangy Road
Lake Oswego, Oregon 97035
Phone: 503-601-5050
Fax 503-675-4344

("Tenant")

and

1. Premises.

1.1 Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the office space ("Premises") set forth in Exhibit A, attached hereto and by this reference made a part this Lease. The Premises are further identified as suite number ____, constituting an area of approximately _____ square feet in the building at 15171 Southwest Bangy Road, Lake Oswego, Oregon 97035 ("Building").

1.2 Tenant and its employees, agents, and guests shall also be entitled to non-exclusive use of those portions of the Building which are not exclusively used, or intended for exclusive use, by Landlord or other tenants of Landlord ("Common Areas"). There is a maximum limit of two (2) permanent tenants per office and one (1) parking space per office. No pets or animals allowed in offices apart from applicable ADA provisions. No candles, open flames, or fires of any kind, or space heaters are allowed in the building.

2. Term and Possession.

2.1 This lease shall be for a term of _____ (____) months, commencing on the _____ day of _____ ("Commencement Date").

2.2 Tenant shall be entitled to possession of the Premises on the Commencement Date. If Landlord and Tenant agree to an earlier possession date, then the Commencement Date shall be the date on which Tenant's possession commences.

3. Rent.

3.1 Tenant shall pay to Landlord as base rent each month the sum of _____ per month, subject to any special discounts or inducements specifically enumerated in Exhibit "B," attached hereto and incorporated herein by reference. Such rent shall be paid in advance on the first day of each month, except the first month's base rent (subject to proration under Section 3.3) shall be paid in advance of possession

in the event that the Commencement Date is other than the first (1st) day of the month.

3.2 Tenant shall pay to Landlord as additional rent each month, within ten (10) days after being invoiced, the amount of Landlord's charges for Optional Services described in Exhibit B, attached hereto and by this reference made a part of this Lease.

3.3 Unless otherwise provided in this Lease or agreed to by Landlord, all rent shall be paid without deduction, offset, or demand in lawful money of the United States of America at such place as Landlord may specify. Rent for the first and last partial calendar months, if any, shall be prorated on a daily basis. Landlord shall issue rent statements prior to each month's rent due date; however, failure to do so in no way releases Tenant's obligation to pay any and all rents as they become due.

3.4 If rent is not paid when due and shall remain unpaid at the end of the tenth day after its due date, Tenant shall pay to Landlord a late charge of one hundred dollars (\$100.00) per month or fifteen percent (15%) of the base amount of monthly rent due, whichever is greater. The parties agree that this charge is a reasonable approximation of an actual loss that is difficult to ascertain. Said charge shall be due and payable with such delinquent installment without demand being required. The imposition or collection of said charge shall not be in lieu of any other remedy of Landlord and the failure of Landlord to collect the late charge shall not constitute a waiver of Landlord's right to require such payment for past or future defaults.

3.5 A new lease must be in effect, without lapse, sixty (60) days prior to lease expiration, otherwise tenancy terminates at expiration date. In the event both parties desire to continue the lease on a month-to-month basis, the base rent shall be computed at fifteen percent (15%) above the monthly base lease price paid by Tenant upon expiration of this Lease, plus any optional services. Either party may terminate a month-to-month lease, with or without cause, upon sixty (60) days' written notice to the other party.

4. Services.

4.1 Mandatory Base Services with Rent. During the term of this Lease, and provided Tenant is in good standing on all amounts due Landlord, Landlord shall provide Tenant with Building access and with afterhours access via security card system. Landlord shall also furnish secure shredding as a base service with rent, as well as the following Mandatory Base Services between 8:00 a.m. and 5:00 p.m. weekdays (except National Holidays or during severe inclement weather):

- a. Greeting visitors and providing reception area for waiting and reasonable attention to visitors, or if Tenant is delayed, receiving deliveries and keeping Tenant's itinerary to knowledgeably respond to Tenant's customers);
- b. Mail service;
- c. Coffee/tea service for reasonable Tenant consumption and guest service;
- d. Reasonable amounts of notary service for Tenant and Tenant's guests.

4.2 Optional Services. Upon Tenant's request while this Lease is in effect, Landlord shall furnish additional services at additional charge as set forth in Exhibit B, attached hereto and by this reference made a part of this Lease. Tenant shall pay Landlord for all Optional Services furnished and rendered pursuant to this Lease based on Landlord's established standard rate for such services as adjusted from time to time. Tenant understands and agrees that such rates and services are subject to change with reasonable notice.

4.3 Tenant agrees that Landlord may furnish Services through an independent contractor who provides such services to some or all tenants of the Building, that such independent contractor may be changed from time to time by Landlord at Landlord's sole discretion, and that such independent contractor may establish and adjust the standard rates for those services.

5. Security Deposit.

5.1 Tenant has deposited with Landlord the sum of _____, which constitutes \$_____ as a security deposit and \$_____ as the first full month's rent. Said sum shall be held by Landlord as security for the performance by Tenant of all the terms, covenants, and conditions to be kept and performed by Tenant during the term of this Lease.

5.1 If Tenant defaults with respect to any provision of this Lease, including, but not limited to any provisions relating to the payment of rent, Landlord may (but shall not be required to) use, apply, or retain all or any part of this security deposit for the payment of any rent and

any other sum in default, or for the payment of any amount which Landlord may spend or become obligated to spend be reason of Tenant's default, or to compensate Landlord for any other loss or damage which Landlord may suffer by reason of Tenant's default. If any portion of the security deposit is so used or applied, Tenant shall, within five (5) days after written demand thereof, deposit cash with Landlord in an amount sufficient to restore the security deposit to its original amount; Tenant's failure to do so shall be considered a material breach of this Lease. Landlord shall not be required to keep this security deposit separate from its general funds and Tenant shall not be entitled to interest on such deposit.

5.2 If Tenant shall fully and faithfully perform every provision of this Lease to be performed by it, the security deposit or any balance thereof shall be returned within thirty (30) days to Tenant (or, at Landlord's option, to the last assignee of Tenant's interest hereunder) at the expiration of the Lease term. In the event of termination of Landlord's interest in this Lease, Landlord shall transfer the deposit to Landlord's successor in interest. No trust relationship is created between Tenant and Landlord with respect to the security deposit.

5.3 At the time of termination, the following conditions may determine some or all of the amount of the security deposit to be refunded.

- a. For occupancies of less than one (1) year: Tenant shall cover the expense to repaint walls and/or shampoo carpets as needed. The cost shall not exceed the amount of security deposit except in the case of damage to multiple offices or Common Areas.
- b. For all occupancies: Any damage to walls, windows, doors, ceiling, carpets, telephones or Landlord's other property or equipment, beyond normal wear and tear, requiring repair to restore to like new condition. "Normal wear and tear" is defined as that which can be remedied by vacuuming, dusting, washing windows, cleaning the carpet, painting the walls, etc.

5.4 If repairs require an outside contractor, reasonable effort shall be made to contain cost. The cost for repair(s) shall be deducted from the security deposit. If the cost of repair(s) exceeds the security deposit, Tenant shall be required to pay the difference within thirty (30) days of invoicing.

6. Use of Premises.

6.1 Tenant may use the Premises solely for general office purposes.

- 6.2 In connection with the use of the Premises, Tenant shall:
- a. Conform to all applicable laws and regulations of any public authority affecting the Premises or the Building and the use, and correct at Tenant's own expense any failure of compliance created through Tenant's fault or by reason of Tenant's use, but Tenant shall not be required to make any structural changes to effect such compliance;
 - b. Refrain from any activity that would make it impossible to insure the Premises and the Building against casualty, would increase the insurance rate, or would prevent Landlord from taking advantage of any ruling of the Oregon Insurance Rating Bureau, or its successor, allowing Landlord to obtain reduced premium rates for long-term fire insurance policies, unless Tenant pays the additional cost of the insurance;
 - c. Refrain from any use that would be reasonably offensive to other tenants, owners or users of neighboring premises or that would create a nuisance or damage the reputation of the Building;
 - d. Refrain from loading the electrical system or floors beyond the point considered safe by a competent engineer or architect selected by Landlord;
 - e. Refrain from making any marks on or attaching any sign, insignia, antenna, aerial, or other device to the exterior or interior walls, windows, or roof of the Premises or Building without the prior written consent of Landlord.
 - f. Not cause or permit any Hazardous Substance to be spilled, leaked, disposed of, or otherwise released on or under the Building and its attached property. Tenant may use or otherwise handle at the Building only those Hazardous Substances typically used or sold in the prudent and safe operation of the business specified in Section 6.1. Tenant may store such Hazardous Substance on the Premises only in limited quantities necessary to satisfy Tenant's reasonably anticipated needs. Tenant shall comply with all Environmental Laws and exercise the highest degree of care in the use, handling, storage and disposal of Hazardous Substances and shall take all required and practicable measures to minimize the quantity and toxicity of Hazardous Substances used, handled, or stored on the Premises. Upon the expiration or termination of this Lease, Tenant shall remove all Hazardous Substances from the Building. The term "Environmental Law" shall mean any federal, state, or local statute, regulation, or ordinance or any judicial or other governmental order pertaining to the protection of health, safety or the environment. The term "Hazardous Substance" shall mean any hazardous, toxic, infectious or radioactive substance, waste, and material as defined or listed by any Environmental Law and shall include, without limitation, petroleum oil and its fractions.
- 6.3 Tenant and its employees, representatives, and agents shall abide by the Executive Suites Guidelines ("Guidelines") set forth in Exhibit C, attached hereto and by this reference made a part this Lease. These Guidelines may be amended by Landlord when and if it is deemed necessary without prior notice. Landlord will provide Tenant with notice of any amendments.
- 6.4 Landlord shall have the right to inspect the Premises at any reasonable time or times to determine the need for repair. Whether or not such inspection is made, any duty of Landlord to make repairs shall not mature until a reasonable time after Landlord has received written notice from Tenant of the repairs that are required. Landlord shall have the right to enter upon the Premises at any time to determine Tenant's compliance with this Lease, to make necessary repairs to the Building or to the Premises, or to show the Premises to any prospective tenant or purchaser.
- 6.5 Tenant shall make no improvements or alterations on the Premises of any kind without Landlord's prior written consent. All alterations shall be made in a good and workmanlike manner, and in compliance with applicable laws and building codes. As used in this Lease, "alterations" includes the installation of computer and telecommunications wiring, cable, and conduit.
- 7. Tenant's Covenants.**
- 7.1 Liens:
- a. Except with respect to activities for which Landlord is responsible, Tenant shall pay as due all claims for work done on and for services rendered or material furnished to the Premises, and shall keep the Premises free from any liens. If Tenant fails to pay any such claims or discharge any lien, Landlord may do so and collect the cost as additional rent. Any amount so added shall bear interest at the rate of eighteen percent (18%) per annum from the date expended by Landlord and shall be payable on demand. Such action by Landlord shall not constitute a waiver of any right or remedy which Landlord may have on account of Tenant's default.
 - b. Tenant may withhold payment of any claim in connection with a good-faith dispute over the obligation to pay, as long as Landlord's property interests are not jeopardized. If a lien is filed as a result of nonpayment, Tenant shall, within ten (10) days after knowledge of the filing, secure the discharge of the lien or deposit with Landlord cash or sufficient corporate surety bond or other surety satisfactory to Landlord in an amount sufficient to discharge the lien plus any costs, attorneys' fees, and other charges that could accrue as a result of a foreclosure or sale under the lien.

- 7.2 Indemnification. Tenant shall indemnify and defend Landlord from any claim, loss, or liability arising out of or related to any activity of Tenant on the Premises or any condition of the Premises in the possession or under the control of Tenant. Landlord and its agents shall not be liable for any loss or damage to property by theft or otherwise, nor for any injury to or damage to persons or property resulting from fire, explosion, falling trees or other debris, steam, gas, electricity, water or rain which may leak from any part of the Building or from the pipes, appliances or plumbing works therein or from the roof, street or subsurface or from any other place resulting from dampness or any other cause whatsoever, unless caused by or due to the negligence of Landlord, its agents, servants or employees. Landlord and its agents shall not be liable for interference with the light or other incorporeal hereditament, loss of business by Tenant, nor shall Landlord be liable for any latent defect in the Premises or in the Building. Tenant shall give prompt notice to Landlord in case of fire or accidents in the Premises or in the Building. Tenant shall give prompt notice to Landlord in case of fire or accidents in the Premises or in the Building or of defect therein or in the fixtures or equipment. The provisions of this Section 7.2 shall survive the expiration or termination of this Lease with respect to any claim or liability arising out of an occurrence prior to such expiration or termination.
- 7.3 Property Taxes. Tenant shall pay as due all taxed on its personal property located on the Premises.
- 8. Services and Utilities.**
- 8.1 Landlord shall maintain the public and Common Areas of the Building, including lobbies, corridors, restrooms and windows and the mechanical, plumbing and electrical systems and the structure itself, in reasonably good order and condition, except for unreasonable wear and tear and damage occasioned by the acts of Tenant(s), which damage shall be repaired by Landlord at Tenant's expense.
- 8.2 Landlord shall furnish the Premises, subject to applicable governmental policies or regulations, with:
- a. electricity for lighting and the operation of normal office machines;
 - b. heating and air conditioning to the extent reasonably required for the comfortable occupancy by Tenant in its use of the Premises, as determined in Landlord's reasonable judgment, during ordinary business hours of generally recognized business days to be determined by Landlord;
 - c. lighting replacement (for building standard lights);
 - d. restroom supplies;
 - e. window washing with reasonable frequency, as determined in Landlord's reasonable judgment;
 - f. such security services as Landlord determines in Landlord's reasonable judgment; and
 - g. janitorial service five nights per week (except labor holidays) furnished in the manner that such service is customarily furnished in comparable office buildings in the immediate market area.
- 8.3 Whenever heat generating machines or equipment or lighting other than building standard lights are used in the Premises by Tenant which affect the temperature otherwise maintained by the air conditioning system, Landlord shall have the rights, after written notice to Tenant, to install supplementary air conditioning facilities in the Premises or otherwise modify the ventilating and air conditioning systems serving the Premises, and the cost of such facilities and modifications, including the cost of installation and cost of operation and maintenance thereof, shall be borne by Tenant and paid as additional rent. Tenant shall also pay as additional rent the cost of providing all heating or cooling energy to the Premises in excess of that required for normal office use or during hours, at Landlord's election to provide such heating or air conditioning requested by obligation to provide additional heating or air conditioning.
- 8.4 Tenant will not without the prior written consent of Landlord:
- a. Use any apparatus or device in the Premises, including without limitation electronic data processing machines and machines using lighting in excess of that required for normal office use in the Building or use current in excess of 110 volts, which will in any way increase the amount of electricity or water usually furnished or supplies for use of the Premises as general office space;
 - b. Use or install any electric heater; or
 - c. Connect with electric current (except through existing electrical outlets in the Premises) or water pipes any apparatus or device for the purpose of using electric current or water.
- 8.5 Landlord shall not be in default under this Lease or be liable for any damages directly or indirectly resulting from, nor shall the rental herein provided be abated by reason of:
- a. The installation, use or interruption of use of any equipment in connection with the furnishing of any of the foregoing utilities and services;
 - b. Failure to furnish or delay in furnishing any such utilities or services when such failure or delay is caused by acts of God or the elements, labor disturbances of any character, any other accidents or other conditions beyond the reasonable control of Landlord, or by the making of repairs or improvements to the Premises or to the Build-

- ing; or
- c. The limitation, curtailment, rationing or restriction on use of water or electricity, gas or any other form of energy or any other service or utility whatsoever serving the Premises or the Building. Furthermore, Landlord shall be entitled to cooperate voluntarily in a reasonable manner with the efforts of national, state or local governmental agencies or utilities' suppliers in reducing energy or other resource consumption.

8.6 Unanticipated Utility Bill Increases. Landlord reserves the right to pass on increases in its utility bills and cost for Building if rates increase more than 10% over the period of this lease.

8.7 Any sums payable under this Section 8 shall be considered additional rent and may be added to any installment of rent thereafter becoming due, and Landlord shall have same remedies for a default in payment of such sum as for a default in the payment of rent.

9. Restrictions on Assignment.

9.1 Tenant's rights under this Lease are personal and may not be assigned, subleased, or otherwise transferred by Tenant in whole or in part to any other party without the prior written consent of Landlord, which may be reasonably granted or not unreasonably withheld at Landlord's sole discretion.

9.2 Regardless of Landlord's consent, no subletting or assignment shall release Tenant of Tenant's obligation or alter the primary liability of Tenant to pay the rent and to perform all other obligations to be performed by Tenant under this Lease. The acceptance of rent by Landlord from any other person shall not be deemed consent to any subsequent assignment or subletting. In the event of default by an assignee of Tenant or any successor of Tenant, in the performance of any of the terms of this Lease, Landlord may proceed directly against Tenant without the necessity of exhaustion of remedies against said assignee or successor. Landlord may consent to subsequent assignments or subletting of this Lease or amendments or modifications to this Lease with assignees of Tenant, without notifying Tenant, or any successor of Tenant, without obtaining its or their consent thereto, and such actions shall not relieve Tenant of liability under this Lease.

10. Additional Provisions.

10.1 Tenant accepts the Premises in "As Is" condition. For purposes of this Lease, "As Is" condition shall mean the condition of the Premises when construction of the Premises has been completed and a certificate of occupancy

is issued for the Building (including the Premises).

10.2 Tenant will provide Landlord with evidence of causality and liability insurance in the amounts of \$500,000 each occurrence and \$1,000,000 aggregate, with Landlord included as an additional insured. If Landlord's insurance rates for the Premises or the Building are increased at any time during the term as a result of the nature of Tenant's use and occupancy of the Premises, Tenant agrees to reimburse Landlord for the full amount of said increase immediately upon receipt of demand from Landlord therefore. Such increase shall be prorated as of the expiration of the term, if applicable.

10.3 Time is of the essence with respect to every obligation under this Lease.

10.4 Tenant acknowledges that individual suites and all internal areas of the Building are non-smoking in compliance with ORS 433.835-875.

10.5 Tenant acknowledges and agrees that employees of Landlord or its administrative services staff may not be employed by Tenant, or any agent or affiliate of Tenant, for period of two (2) years after termination of employment unless expressly permitted in writing. Tenant further agrees that the terms of this Section 10.5 may be enforced by injunctive relief.

10.6 Tenant may not offer for compensation separate secretarial services or use of photocopier or facsimile machine to Landlord's other tenants or clients.

10.7 If any amount owed by Tenant to Landlord is not paid when due pursuant to this Lease, then, in addition to and without waiver of all other rights and remedies, Landlord shall be entitled to collect interest on the unpaid amount or amounts at the rate of eighteen percent (18%) per annum from the due date until paid in full.

10.8 If suit or action is instituted to declare or enforce any provision of this Lease, the prevailing party shall be entitled to recover reasonable attorney fees from the losing party in the trial and all appellate courts, in addition to any other recovery and costs. The attorneys' fee award shall include a reasonable amount in connection with enforcement and collection of the judgment.

10.9 The validity, meaning, enforceability and effect of this agreement, and the rights and liability of the parties, shall be determined in accordance with the laws of State of Oregon.

10.10 This Lease is the final and complete agreement of the parties. There are no promises, terms, conditions, or

obligations other than those contained in this Lease. All prior and contemporaneous negotiations and agreements between the parties, verbal and written, are replaced by this Lease and are of no further force or effect. This Lease may not be modified except in writing signed and dated by the parties.

10.11 All notices, consents and demands which may or are required to be given by either party to the other party pursuant to the terms of this Lease shall be in writing. All notices, consents and demands shall be:

- a. Sent by the United States Certified or Registered Mail, postage pre-paid, and addressed to Tenant or Landlord at the addressed respectively specified on page 1 of the Lease or to such other place as Tenant or Landlord may from time to time designate in a notice to the other; or
- b. After the Commencement Date, in the case of notice to Tenant, delivered to Tenant at the Premises. Tenant hereby appoints as its agent to receive the service of all dispossessory or distraint proceedings and notices there under the person in charge of or occupying the Premises at the time, and, if no person shall be in charge of or occupying the same, then such service may be made by attaching the same on the main entrance of the Premises.

10.12 Subject to the provisions of Section 9 of this Lease, this Lease shall be binding upon and inure to the benefit of the assigns, successors in interest, personal representatives, estates, heirs and legatees of each of the parties hereto.

10.13 The appointment of a receiver to take possession of all or substantially all of the assets of Tenant, or an assignment of Tenant for the benefit of creditors, or any ac-

tion taken or suffered by Tenant under any insolvency, bankruptcy, or reorganization act, or if tenant shall file a petition seeking any reorganization, statute, law or regulation, shall at Landlord's option constitute a breach of this Lease by Tenant. Upon the occurrence of any such event or at any time thereafter, this Lease shall terminate five (5) days after written notice of termination from Landlord to Tenant. In no event shall this Lease be assigned or assignable by operation of law or by voluntary or involuntary bankruptcy proceedings or otherwise and in no event shall this Lease or any rights or privileges hereunder be an asset of Tenant under any bankruptcy, insolvency or reorganization proceeding.

10.14 The section and paragraph headings of this Lease are not a part of this Lease and shall have no effect upon the construction or interpretations of any parts of this Lease. When the context of this Lease requires, words in the present tense shall include the future tense; and the masculine shall include the feminine and neuter genders and vice-versa; and the singular shall include the plural and vice-versa; and the words "Tenant," "person," or "party" shall include individuals, partnerships, firms, associations, or corporations.

10.15 Landlord and Tenant understand and agree that all information contained in Exhibits A through E, inclusive, of this Lease are material obligations and representations of this Lease, and are incorporated herein by this reference as if set forth in their entirety. Tenant expressly represents and warrants to Landlord that all information provided by Tenant in the attached exhibits is true and correct to the best of Tenant's knowledge and belief and that Landlord is entitled to rely on such information in entering into this Lease.

In witness whereof, Landlord and Tenant have executed this Lease this _____ day of _____, 20____.

Tenant, by:

Landlord, by:

Printed name

Printed name

Title

Title

EXHIBIT B
Mandatory Base and Optional Services

Suite no. _____

- Mandatory Base Services (defined in §4.1 of Lease) \$
 - Building access and keycard access after hours
 - Secure shredding
 - Greeting and receiving visitors
 - Mail service
 - Coffee/tea service
 - Notary service
 - Single phone line \$
 - Second phone line \$
 - KruseCALL (telephone reception service) \$
 - KruseNET (high-speed Internet access) \$
- Other monthly services (if none, enter "None" on each line, followed by "\$0")**
- None \$
 - None \$
- Total monthly charges** \$

One-time charges

- Set-up fee for optional services (Phone line, KruseCALL, KruseNET, etc.) \$
- Security deposit \$
- First month's rent \$

Other one-time charges (if none, enter "None" on each line, followed by "\$0")

- None \$0
 - None \$0
- Total due from Tenant at Lease signing** \$

Rental amounts to be paid each month (including all tenant discounts)

September 2009	\$	March 2010	\$
October 2009	\$	April 2010	\$
November 2009	\$	May 2010	\$
December 2009	\$	June 2010	\$
January 2010	\$	July 2010	\$
February 2010	\$	August 2010	\$

EXHIBIT C
Executive Suite Guidelines

1. Base Rent and Base Services are based on reasonable levels of assistance to a one to two-person per office operation. Should additional staff or service volume exceed reasonable levels of reception/answering/ mail service, additional charges may apply.
2. Tenants are supplied with two keys per office and one key card and exterior key at no charge. Replacement and/or additional keys are \$15.00; key cards are \$25.00 and must be ordered through the Buildings Manager.
3. Tenants in good standing are allowed twenty-four hour access to the Building. For everyone's safety and security after hours, make sure the Building's front and rear entry doors are locked. Always keep keys and key card on you so you do not get locked out by someone else locking up behind you.
4. All tenants, clients, deliveries and service people will enter and exit the building through the Main Entrance. The three emergency exits are for emergency use only unless it is approved with full knowledge with the Building Management Services.
5. No smoking is allowed anywhere within the Building.
6. Courtesy phone usage in the lobby, conference rooms and lunch room is limited to brief, local calls.
7. Conference rooms are reserved in advance at no charge to Tenants. Average weekly usage is 2-3 hours per week; individual usage varies from tenant to tenant. The Building's Management Service reserves the right to adjust usage per tenant to provide fairness to all.
8. Tenants are issued private photocopier and facsimile account numbers to activate the photocopier and facsimile and for billing purposes. Photocopier and facsimile are accessible 24/7 and are self-service. Tenants are responsible for copies and facsimiles charged on their account numbers.

Read and affirmed.

Tenant

Printed name

Date signed

EXHIBIT D
Credit Information

<hr/> Company name	<input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietor Date est. _____
<hr/> Headquarters address	<hr/> Business activity
<hr/> (If Post Office Box, also include street address)	<hr/> Tenant/Representative
<hr/> City, State, ZIP	<hr/> Driver's License No. Date of birth
<hr/> Phone Fax	<hr/> Social Security No. EIN
<hr/> Billing address	<hr/> Other owner/principal
<hr/> City, State, ZIP	<hr/> Parent company
<hr/> Phone Fax	<hr/> Address
<hr/> Contact E-mail	<hr/> Phone Fax

BANK REFERENCE

Bank name

Contact

Account no.

Phone

OTHER LOCAL BUSINESS CREDIT REFERENCE

Business name

Address

Account no.

Phone

OTHER LOCAL BUSINESS CREDIT REFERENCE

Business name

Address

Account no.

Phone

OTHER LOCAL BUSINESS CREDIT REFERENCE

Business name

Address

Account no.

Phone

Tenant warrants that the foregoing credit information is factual and agrees to notify Landlord of any changes.

EXHIBIT E
Guaranty

To induce Landlord to enter into the above Lease, the undersigned (Guarantors), for value received and acknowledged hereby, does hereby unconditionally guarantee to Landlord and Landlord's successors and assigns:

- a. The prompt payment in full, as they become due and all times thereafter, of all rent and other obligations and liabilities of every kind or nature, now or at any time hereafter owing to Landlord by Tenant; and
- b. The prompt, full and faithful performance and discharge by Tenant of all terms, conditions and agreements on the part of Tenant contained in the above Lease, any other agreement or arrangement, including modifications, addenda or substitutions thereof, previously or subsequently given by or on behalf of Tenant (all of the foregoing monetary and nonmonetary obligations being collectively defined as the "Obligations"). Guarantor waives notice of and consents to (i) any change in rent or additional rent, (ii) the taking and releasing of security in respect to any of the Obligations and (iii) acceptance by Landlord of partial payments thereon, without in any way impairing or affecting the undersigned's liability for the full amount thereof.
- c. In the event of default in Tenant's payment or performance of the Obligations, Guarantor agrees that Landlord shall be entitled to recourse against Guarantor for such payment or performance either prior to, concurrently with, or independently from any suit or other action by Landlord against Tenant to enforce such Obligations.

This Guaranty shall inure to the benefit of Landlord and Landlord's heirs, successors, and assigns.

Guarantor

Guarantor

Printed name

Printed name

Date signed

Date signed

EXHIBIT F
Tenant Contact Information

Name

Address

City

State

ZIP

Home phone

Work phone

Cell phone

Make of car

License number

Emergency contact

Relationship

Home phone

Work phone

Cell phone

Primary physician

Phone number

Key card number

Tenant's signature

Printed name

Date signed