

**Lee H. Longstreet, Jr. 128 Windward Passage Slidell, LA 70458-9129**

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SUBJECT: Sample lease information

Dear Business Interest,

Thank you for your interest regarding the commercial space at 4240 Williams Blvd., Kenner, LA 70065. Complete info on the property is available on its website at [www.4240.info](http://www.4240.info).

Attached is a commercial tenancy application, application terms, sample lease, crime free lease addendum, and personal guarantee. The lease used for the property has withstood the test of time for both local and national accounts but can be modified for special circumstances. Usually it is just a matter of tailoring such as the description of the business, named corporation, effective date, etc. Corporate entities other than national accounts will require the personal guarantee. National accounts require an acceptable D&B or solvency statement from the controller. The sample lease is only for review and not an offering until the application has been approved.

A deposit of 1350 plus the first months gross rent due (includes CAM) of 1350 is required to execute the lease.

We run background and credit checks on the Lease Holder/s entrusted with the keys who will maintain command & control of the leased premises. Leases are to be notarized by all parties. Lessor will cover the cost of the notary of his choice. Executed Leases are to be originals as supplied by the Lessor and not facsimiles of same. Prior to delivery of the keys, proof of business liability insurance for the location is required. Lease violations and / or defaults are strictly enforced.

Parking may need to be managed. No tenant is allowed to cause interruption of business to another. Violations are considered a material violation of the lease. All operations must also conform to Kenner City Code.

The minimum term lease is one year with automatic month to month renewal thereafter.

I strongly suggest that anyone considering the property talk to the existing tenants first and also verify that their intended use conforms with the requirements of the City of Kenner.

Feel free to call with any questions or to set up an appointment time for the notary.

Sincerely,



Lee H. Longstreet, Jr., lessor