



OFFER TO LEASE

The undersigned ('Tenant') hereby offers to lease the Premises described below in the following terms and conditions:

- 1. Premises located in the City of _____, County of _____, State of Washington, described as follows: _____
2. Monthly Rent: _____
3. Terms of Lease and Commencement Date: _____
4. Use of Premises: _____
5. Security Deposit; Prepaid Rent: _____
6. Real Estate Taxes pro rata, share by tenant: _____
7. Insurance pro rata, share by tenant: _____
8. Utilities by tenant: _____
9. CAM pro rata, share by tenant: _____
10. Improvements to Premises: ___ As Is ___ Other _____
11. Other Terms and Conditions: _____

The listing broker/ lessor's agent who procured the lessee ("selling agent") is First American Properties, Inc.

Agency disclosure: at the signing of this agreement the selling agent represented the owner. Each party signing this document confirms the prior oral and/or written disclosure of agency was provided to him/her/them in this transaction. (wac 308-124d-040).

If First American Properties represents both lessor and lessee, both parties have given and hereby confirm their consent to the same.

The law of real estate brokerage relationships went into effect January 1, 1997. This law clearly defines the duties of licensees in various agency relationships. We have enclosed for your review, a pamphlet entitled the law of real estate agency describing your legal rights in dealing with a real estate broker or salesperson. Your signature below acknowledges receipt of an original copy of the above referenced pamphlet. It can be downloaded from our website, www.faponline.net.

If this Offer to Lease is not accepted by the Landlord on or before _____, 20__ the offer shall terminate, and all sums deposited herewith shall be promptly returned to the Tenant upon receipt of a written request therefore. Upon the acceptance of Offer to Lease, Landlord is to proceed with the preparation of a Lease, it being expressly understood that this proposal is not binding on either of the parties and that the Lease, when executed by the parties, shall contain their full agreement. In the event the Landlord accepts this Offer to Lease and the parties are for any reason unable to consummate a Lease, all sums deposited herewith shall be promptly returned to Tenant upon receipt of a written request thereof. In consideration of First American Properties, Inc. presenting this proposal to Landlord, Tenant agrees to conduct all negotiations through First American Properties Inc. in the event Tenant commences negotiation to purchase or lease the Premises during the one year period following the date hereof.

TENANT ACKNOWLEDGES RECEIPT OF A COPY HEREOF.

Tenant: _____ Date: _____
By: _____ Sign Name _____ Print Name _____ City _____ State _____
Title: _____

Landlord hereby accepts the foregoing Offer to Lease and appoints First American Properties Inc. its agent in connection with the lease of the Premises. Landlord agrees to pay a commission to First American Properties Inc. in accordance with their attached agreement.

Landlord: _____ Date: _____
By: _____ Sign Name _____ Print Name _____ City _____ State _____
Title: _____

NOTICE: FIRST AMERICAN PROPERTIES, INC. IS NOT AUTHORIZED TO GIVE LEGAL OR TAX ADVICE; NO REPRESENTATION IS MADE BY FIRST AMERICAN PROPERTIES, INC. OR ITS AGENTS OR EMPLOYEES AS TO THE LEGAL SUFFICIENCY, LEGAL EFFECT OR TAX CONSEQUENCES OF THIS DOCUMENT OR ANY TRANSACTION RELATING THERETO, SINCE THERE ARE MATTERS WHICH SHOULD BE DISCUSSED WITH YOUR ATTORNEY.