

_____, 2009

RE: Olentangy Crossings Retail Center – Building ____
LETTER OF INTENT TO LEASE – _____

Dear _____,

Olentangy Retail, LLC (the "Landlord") is constructing a 31,844 +/- square foot Building (building A & B) located in Orange Township, Ohio (the "Building"). _____ (The "Tenant") has expressed an interest in leasing _____ +/- square feet of the Building (the "Premises"). Landlord presents for Tenant's consideration the following terms to be incorporated into a written lease agreement for the Premises as the parties may subsequently agree:

Premises:	Building ____: Floor Plan EXHIBIT A. Cold Dark Shell Description or Vanilla Box: EXHIBIT B
Lease Commencement Date:	Rent will commence 61 days after possession.
Estimated Date of Delivery of Possession :	TBD
Lease Term:	Ten (10) years
Lease Term Renewal Period(s):	One (1) five (5) year renewal period
Rental Rates:	\$_____ per square / \$5.00 per square C.A.M. \$_____ Annual Base / \$_____ Annual C.A.M.
Construction Allowance:	
Security Deposit:	\$_____ (1 month's Rent)
Common Area, Tax and Insurance Charges:	Tenant shall pay annual pro-rata share of the Building's Common Area Maintenance, real estate taxes, and insurance.
Permitted Use:	
Personal Guarantees:	Required
Signage: (if applicable)	Tenant may install its standard window signage subject to applicable codes.
Notes:	Location of tenant space to be determined by Landlord.

Commission: (if applicable)	No
Broker/Tenant Rep:	N/A

This proposal describes the general terms of a potential written agreement between the parties. The parties intend that it shall not be deemed a contract or other binding agreement between the parties. It is, at all times, subject to the negotiation of the essential business terms and the execution of a complete and final written lease agreement, which must be executed within 30 days of this letter. Neither the expenditure of funds, partial performance of any of the transaction contemplated, nor any action of either party shall create legal rights or claims. This proposal creates no obligation to negotiate in good faith or to negotiate at all, and either party may terminate the negotiations for any or no reason. No obligation, liability, or duty shall arise from this proposal or the delivery of any documents in furtherance of it. **Financial information must be submitted by potential tenant before a lease will be prepared.**

If the foregoing is acceptable, please indicate so by executing a copy of this letter and returning it to the undersigned by _____. This proposal is revoked if Tenant has not executed it and returned it by that date.

Very truly yours,

LANDLORD:
Olentangy Retail, LLC
720 East Broad Street, Suite 200
Columbus, OH 43215
(614) 242-4000 / (614) 242-4001 FAX

Date: _____

By: _____

 Tenant

Date: _____

By: _____