



Pre-Lease Reservation and Deposit Agreement

Congratulations on your selection to participate in our exciting new Eco-Center Development! We're glad you decided to act early and reserve your spot for this extremely popular new Development. Because of the overwhelming response and our need to be fair and impartial, we have decided to implement a first-come first-served reservation policy, as detailed below.

Deposit – A \$200.00¹ deposit secures your position on the waiting list, for the space you choose, in our Eco-Center/City Development. The order of the list is strictly based on the order in which we receive your deposit along with a signed *Pre-Lease Reservation Agreement* (this form). This deposit will not diminish your ability to negotiate the details of your leased space in any way. If you're one of the first people to place a deposit, you are guaranteed your selected space, when construction is complete (expected June 1, 2018). If someone ahead of you drops out you will automatically be moved up on the waiting list. If a problem or situation arises which will prevent you from signing the lease, just let us know in writing and your deposit will be fully refunded. For those who continue to sign the lease, the reservation deposit will be applied toward the customary security deposit after you have chosen your desired space.

Choice – Once the virtual Eco-Center/City is complete, prior to our grand opening, our lease and pre-release holders will be invited to tour the virtual buildings, view your selected space, complete a virtual walk-through with the designers, and make plans for your new selected space. The Selection order will be based on the order in which we receive your deposit and a signed Pre-Lease Reservation Agreement.

Lease Signing – After you have selected a unit, we will need you to sign a lease and, at that point, your \$200.00 reservation deposit will be applied toward your security deposit and become non-refundable². As a thank you for being amongst our first group of tenants, we will provide your first month's rent free of charge with a 36-month full service lease³. Lease terms will use industry standards. If you have any questions, contact us.

Office | Retail | Entertainment | Production | Restaurant | Showroom | Labs | Classroom | Residential

Space Allocation Reservation: _____ **\$200.00 Deposit Received:** Yes No

Prospective Tenant Name

CETS Development Property Manager

Signature

Date

Signature

Date

1. All deposits are to be held in a non-interest-bearing escrow account.
2. Deposits will still qualify to be refundable at the end of your tenancy.
3. Tenant must execute lease and take possession of the allocated spaces as space come available.