

LEASE PROPOSAL

The Lease Agreement (the "LEASE") is made and entered into by and between the Lessee and Lessor named below to evidence the following:

BASIC LEASE INFORMATION:

A. Building Name: _____

B. Lessor: Dalor Limited Partnership

- 1. Address: 1004 Padre Blvd.
South Padre Island, TX 78597
- 2. Phone: (956)761-5100
- 3. Fax: (956)761-6410
- 4. Email: david@lorda.com

C. Lessee: _____

- 1. Address: _____
- 2. Phone: _____

D. Address of Premises: _____
Suite _____

E. Guarantor: _____

- 1. Address: _____
- 2. Phone: _____
- 3. Email Address: _____

F. Scheduled Commencement Date: _____

G. Expiration Date: _____

H. Permitted Use: _____

I. Minimum Rent (payable monthly): _____

J. Percentage Rent: _____

K. Security Deposit: _____

L. Prepaid Rental: _____

M. Approximate floor area of premises: Please refer to floor plan

N. Miscellaneous Options:

The above terms and conditions, LEASE and related documents are subject to your final approval as well as Lorda Corp's. Nothing contained herein shall be binding on either Party until such LEASE documents are fully executed by both parties.
This serves as a LETTER OF INTENT only and if accepted by the undersigned this _____ day of _____, 20 ____.

LESSOR: DALOR LTD.
By: Lorda Corp. – GP
By: David Suissa-President

LESSEE:
