



TEXAS ASSOCIATION OF REALTORS®

COMMERCIAL LETTER OF INTENT TO LEASE

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This letter of intent summarizes the general terms of a proposed lease between Landlord and Tenant. The terms of this letter of intent are not binding upon either Landlord or Tenant.

LANDLORD: CHZ Investments

Address: 14743 Old Bandera Rd. #4 Helotes, TX 78023
 Phone: 210-317-6550 E-mail: Cesar@CHZInvestments.com
 Fax: _____ Other: _____

TENANT: Hairway2Heaven26

Address: _____
 Phone: 210-278-6154 E-mail: waynejenny1412@outlook.com
 Fax: _____ Other: _____

LEASED PREMISES: 14751 Old Bandera Rd. #2102 Helotes, TX 78023

TERM: 5 days months years, commencing on: **January 1, 2023**

BASE MONTHLY RENT:

Dates		Rate per rentable square foot (optional)		Base Monthly Rent \$
From	To	\$ Monthly Rate	\$ Annual Rate	
1/1/23	12/31/23	/ rsf / month	/ rsf / year	3250.00
1/1/24	12/31/24	/ rsf / month	/ rsf / year	3312.50
1/1/25	12/31/25	/ rsf / month	/ rsf / year	3375.00
1/1/26	12/31/26	/ rsf / month	/ rsf / year	3437.50
1/1/27	12/31/27	/ rsf / month	/ rsf / year	3500.00

ADDITIONAL RENT:

- (1) Expense Reimbursement of: taxes; insurance; CAM; structural; and _____
 Payable as: full pro rata share
 pro rata share in excess of base year of _____
 pro rata share in excess of expense stop of \$ _____
- (2) Percentage Rent: _____% of Tenant's gross sales in excess of:
 Base Rent (natural break)

- (3) Parking \$ _____ for the following parking spaces:
 _____ Common parking area spaces
 _____ Restricted parking area spaces
 _____ Reserved parking spaces

DS

Letter of Intent concerning: 14751 Old Bandera Rd. #2102 Helotes, TX 78023

RENEWAL OPTIONS: TBD

SECURITY DEPOSIT: \$ 3500.00

TENANT'S USE: Hair Salon

TENANT IMPROVEMENTS: Attached Addendum A and Addendum B

- To be completed by Landlord on or before January 1, 2023
Landlord's cost for completion of the Tenant improvements is limited to: \$ 17,225.00
- To be completed by Tenant. Landlord will reimburse Tenant the cost of the improvements in an amount that does not exceed _____

BROKERS:

Representing Landlord: Palladium Realty Group LLC

Representing Tenant: NA

Landlord will pay fees: as specified by separate written commission agreement, or as follows

Landlord's Broker a total cash fee of:

_____ % of all base monthly rents and expense reimbursements

_____.

Tenant's Broker a total cash fee of:

_____ % of all base monthly rents and expense reimbursements

_____.

The fees are payable: one-half at lease execution and the remainder on the date the lease commences

NOTICE: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.

SPECIAL PROVISIONS: _____

NON-BINDING: THIS LETTER OF INTENT IS NOT INTENDED TO BE A LEGALLY-BINDING LEASE AGREEMENT. NEITHER PARTY SHALL BE BOUND OR HAVE THE OBLIGATION TO PURSUE NEGOTIATIONS OR ANY OTHER OBLIGATIONS OF ANY KIND, UNLESS AND UNTIL A DEFINITIVE LEASE IS HEREAFTER SIGNED AND DELIVERED BY THE PARTIES. NO DEFINITIVE LEASE SHALL BE ENTERED INTO UNLESS IT IS SATISFACTORY TO BOTH LANDLORD AND TENANT, IN THEIR SOLE DISCRETION.

Letter of Intent concerning: **14751 Old Bandera Rd. #2102 Helotes, TX 78023**


If this proposal is acceptable, please indicate by signing below and returning a fully executed copy of this letter to my attention with the Texas Association of REALTORS® Commercial Lease Application (TAR-2120) or other application form. Upon receipt of an executed copy of this letter of intent and approval of an application form, Landlord will immediately begin preparing a draft of the lease agreement utilizing the current Texas Association of REALTORS® form 2101 or such other form as the parties agree.

EXPIRATION: If the party receiving this letter of intent desires to pursue negotiations along the terms detailed in this letter of intent, the party delivering this letter of intent requests that the receiving party sign a copy of this letter of intent, and deliver the signed copy to the delivering party by 5:00 p.m. on **October 31, 2022**,

Landlord: **CHZ Investments**

Tenant: **Hairway2Heaven26
Jenny Wayne**

By: _____
By (signature): _____
Printed Name: **Cesar Hernandez**
Title: **Owner** Date: _____

By: _____
By (signature):  _____
Printed Name: **Jenny Wayne**
Title: **Owner** Date: **10/28/2022**

By: _____
By (signature): _____
Printed Name: _____
Title: _____ Date: _____

By: _____
By (signature): _____
Printed Name: _____
Title: _____ Date: _____