



AMERICAN DEVELOPMENT COMMUNITIES, INC.
Db: ADC Realty

4825 Atlanta Hwy.
Suite 200
Alpharetta, Ga. 30004
Phone: 770-343-8936
Fax: 770-664-5589

**LETTER OF INTENT FOR LEASE – COMMERCIAL SPACE
LOCATED AT EITHER OF TWO OR BOTH ADDRESSES
IN ALPHARETTA, FORSYTH COUNTY, GEORGIA**

CHOOSE THE LOCATION:

4665 Atlanta Hwy, Alpharetta, Ga. 30004, proposed strip center or office building.

380 Mullinax Road, Alpharetta, Ga. 30004 proposed office building.

Medical Center

Check this box if you are a medical practitioner and desire your location in the medical center.

Dear ADC Realty:

I have reviewed the proposed development of the two sites listed above and I understand that final architectural and landscaping designs are being completed at this time. I am submitting this Letter Of Intent hereinafter LOI to you based on representations that your client(s) are planning to develop the property into office buildings and/or strip shopping centers provided eighty percent (200%) of the proposed space in each project is under LOI by August 1st 2016. Upon completion of the architectural design, approvals by the County and construction permits issued, it is my/our intent to lease commercial space in one or both of the developed commercial facilities listed above and I have placed my initials in the box(es) provided. I understand that ADC Realty is the property owner's real estate broker for the property and is authorized to enter into agreements on behalf of the property owner(s).

ADC Realty is hereinafter referred to as "Landlord" and I/we _____

Located at: _____, City: Alpharetta, State: Georgia Zip: 30004, hereinafter "Tenant" agree as follows:

Disclaimer:

The suggested terms and conditions herein are intended to serve as a proposed basis for the preparation of a lease agreement. It is expressly understood that the terms and conditions are not all inclusive but merely an outline of some of the basic business terms to be incorporated into a first draft of a lease agreement. It is further expressed that neither Tenant nor Landlord will be under a legally binding obligation to the other until a lease agreement acceptable to both parties has been prepared, negotiated and executed by both parties. Once the properties have been approved for development by Forsyth County, Zoning and Planning and permitted to proceed with ground breaking, Landlord will prepare a lease agreement which Landlord has obtained the approval of the owner(s) of the property of its final terms. The lease agreement will be presented to me (us) for approval and signature(s). The general terms are set forth herein and any deviations are to be negotiated. Tenant's review and approval within ten days after the date the final lease agreement is presented to Tenant. The parties agree that a lease agreement will not be considered until the project(s) ground breaking takes place. This letter of intent is contingent upon the final facilities being reasonable as specified.

This LOI between Landlord and Tenant is for the purpose of reserving space for Tenant in the new proposed development(s) when completed. Any lease agreement between the parties begins when space is completed and occupancy is issued by the proper authorities. Tenant has the right to select the location within the completed facilities on a first come basis. Landlord or owners will provide construction of leasehold improvements for the Tenant as set forth in the final lease agreement and a separate and mutual agreement between Tenant, owner(s) and contractors.

Square Footage: _____ Length of Lease in years: 10 15 20 25

Initial Base Rent: Estimated at \$29.00 per square foot, triple net. Rent shall increase annually based upon inflation rates set by the Federal Reserve.

Real estate taxes and Insurance: Taxes: Currently estimated at \$44,345.74 (similar buildings according to Forsyth County, Tax Commissioner). A sample quote by Allstate Insurance Company, Insurance is estimated to be: \$13,000 (with a \$10k Deductable and replacement cost). Tenants pay prorata share of estimated Taxes, Insurance, utilities, building and ground's maintenance.

This LOI is submitted solely as an inducement to negotiate in good faith. Nothing contained herein shall be construed as constituting a binding lease. As with any legal document, the parties are urged to seek legal counsel.

The printed matter of this LOI was prepared under the supervision of ADC Realty.

Accepted:

Signature Tenant

Title

_____/_____/2016
Date

Print Name Tenant

ADC Realty Representative

Print name and title

The real estate agent and brokerage company representing the potential Tenant:

_____/_____
Name of Broker Ga. License

_____/_____
Agent Name Ga. License

Staple your business card to this document before submitting to ADC Realty