

# LEASE TERMS SHEET

Courthouse Square Vashon LLC · 19001 Vashon Hwy SW, Vashon Island, WA 98070

Version 1.5 · June 29, 2026

*The specific, negotiated terms of your lease, including signatures and exhibits. This is a fillable example. Where this Terms Sheet is silent, the Standard Lease Terms and Definitions (posted at [courthousesquarevashon.com/lease/](https://courthousesquarevashon.com/lease/)) control; in the event of a conflict, this Terms Sheet prevails.*

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## 1 · THE PARTIES

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Landlord: Courthouse Square Vashon LLC, a Washington Limited Liability Company

Tenant (entity):

Tenant address:

Guarantor(s):

*If no guaranty is required, write "Intentionally Omitted."*

## 2 · THE PREMISES

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Property / Building:

Address / Suite:

Approximate square footage:

Legal Description: See Exhibit A, attached

## 3 · THE TERM

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Lease Start Date:

Rent Commencement Date:

Lease Expiration Date:

Renewal options:

## 4 · FINANCIAL OBLIGATIONS

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Lease type:

CAM Pass-Through (standard for multi-tenant)

Triple Net, NNN (single-tenant; see Exhibit D)

Initial Base Rent:

Rent escalation:

Estimated CAM / month:

Proportionate Share:

Direct utilities (Tenant-paid):

Security Deposit:

First month Rent & CAM:

*The refundable \$100 Good Faith Deposit submitted with the Letter of Intent is credited toward the amounts due upon signing.*

## 5 · OPERATIONS & SPECIAL CONDITIONS

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Permitted Use:

Delivery condition:

Exclusive use (if any):

Special stipulations:

## 6 · NOTICES

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All notices under this Lease shall be in writing and effective (i) when delivered in person or via overnight courier to the other party, or (ii) three (3) days after being sent by registered or certified mail to the other party at the address set forth in this Section.

Notice to Landlord: Courthouse Square Vashon LLC, c/o Bangasser & Associates, Inc., 20704 Vashon Highway SW, Vashon Island, WA 98070. Courtesy email: [leasing@courthousesquarevashon.com](mailto:leasing@courthousesquarevashon.com)

Notice to Tenant:

Tenant notice name:

Tenant notice address:

Tenant courtesy email:

## 7 · INCORPORATION AND MERGER

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This Lease Terms Sheet, together with its Exhibits, the Standard Lease Terms, and the Definitions & Glossary (Version 1.5, June 29, 2026, posted at [courthousesquarevashon.com/lease/](http://courthousesquarevashon.com/lease/)), constitutes the entire Commercial Lease Agreement and supersedes the Letter of Intent. In the event of any conflict between this Terms Sheet and the online Standard Lease Terms or Definitions, this Terms Sheet prevails.

## SIGNATURES

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**LANDLORD: Courthouse Square Vashon LLC**

**Signature:**

**Printed name / title:**

**Date:**

**TENANT (the business entity)**

**Signature:**

**Printed name / title:**

**Date:**

**PERSONAL GUARANTOR (only if a Guarantor is named in Section 1)**

**Signature:**

**Printed name / title:**

**Date:**

**Guarantor home address:**

*[Insert notary blocks for the respective signatories, as applicable.]*

## INDEX OF EXHIBITS

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*Check each Exhibit attached to this Lease Terms Sheet. Full exhibit text is provided when the exhibit applies.*

Exhibit A: Legal Description

Exhibit B: Unconditional Guaranty of Lease (if a Guarantor is named)

Exhibit C: Tenant Work Letter / build-out specs (if applicable)

Exhibit D: NNN Lease Amendment (if Triple Net is elected)

Exhibit E:

Other:

## EXHIBIT C: TENANT WORK LETTER (FILL-IN)

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TI allowance (if any):

Substantial completion by:

Scope of Tenant's Work:

*Exhibits B (Guaranty) and D (NNN Amendment) carry standard text supplied when they apply; their key terms appear in the Standard Lease Terms and Definitions.*