

[Letterhead of money center bank acceptable to the Landlord]

[DATE]

[Name]

[Address]

[City, state, zip code]

Att'n: _____

Dear Sir or Madam:

We hereby establish our Irrevocable Letter of Credit and authorize you to draw on us at sight for the account of _____, a _____, the aggregate amount of _____ (\$_____) Dollars.

Funds under this Letter of Credit are available to the beneficiary hereof as follows:

Any or all of the sums hereunder may be drawn down at any time and from time to time from and after the date hereof by _____ ("Beneficiary") when accompanied by this Letter of Credit and a written statement signed by _____, certifying that such moneys are due and owing to Beneficiary, together with a certificate of incumbency executed by _____, certifying the position and signature of the officer signed the statement, and a sight draft executed and endorsed by _____, as a _____ of Beneficiary.

This Letter of Credit is transferable in its entirety. Should a transfer be desired, such transfer will be subject to the return to us of this advice, together with written instructions.

The amount of each draft must be endorsed on the reverse hereof by the negotiating bank. We hereby agree that this Letter of Credit shall be duly honored upon presentation and delivery of the certification specified above.

This Letter of Credit shall expire on _____, 20____.

Notwithstanding the above expiration date of this Letter of Credit, the term of this Letter of Credit shall be automatically renewed for successive, additional _____ (-year) periods with the aggregate amount authorized to be drawn reduced by _____ percent (____%) per year as follows:

Year ____ of renewal	\$ _____
Year ____ of renewal	\$ _____
Year ____ of renewal	\$ _____
Year ____ of renewal	\$ _____

The Letter of Credit will not be automatically renewed if, and only if, at least thirty (30) days prior to any such date of expiration, the undersigned give written notice to Holder, by certified mail, return receipt requested and at the address set forth above or at such other address as may be given to the undersigned by Holder, that this Letter of Credit will not be renewed.

This Letter of Credit is governed by the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce Publication 400.

Very truly yours,

(Name of Issuing Bank)

By: _____