

TENANT ESTOPPEL CERTIFICATE



P.O. Box 77002
Springfield, OR 97475
800.365.1111
OregonCommunityCU.org

Borrower: Sima Enterprises, LLC
534 SW 3rd Ave
Portland, OR 97204
Tenant: Yamhill County, a political
subdivision of State of Oregon
Premises Address: 2251 E. Hancock Street Suite 105
Newberg, OR 97132

Lender: Oregon Community Credit Union

Rent: \$3,739.00/month

Date of Agreement: May 1, 2021

Loan No.:

The tenant identified above ("Tenant") is a tenant of the real property ("Premises" or "Property") pursuant to a lease under which Landlord or its affiliate is landlord and hereby certifies the following to Lender as of May 1, 2021:

1. Under a lease effective on the date set forth above ("Lease"), Tenant has accepted possession and now occupies the Premises located at the address set forth above and is currently open for business.
2. The Lease is the only lease or agreement between Tenant and Landlord affecting the Premises and is in full force and effect without amendment, alteration, change or modification.
3. The fixed minimum monthly rent currently being paid under the Lease is the amount set forth above. All rental payments and other charges due and payable by Tenant under the Lease have been paid to date. No rental payments or other charges have been prepaid for more than one month.
4. The Lease may be renewed or extended but only to the extent explicitly provided in the Lease.
5. Tenant is in full possession and occupancy of the Premises. All alterations, improvements and work to be performed by Landlord, if any, have been completed in a manner fully satisfactory to Tenant and in accordance with the terms of the Lease. Tenant is not entitled to any concession, rebate, offset, abatement or credit of rent or other charges from time to time due and payable under the Lease, and there are no unpaid or unreimbursed construction or tenant improvement allowances or other offsets due Tenant under the Lease.
6. The security deposit, if any, is as set forth in the Lease and has been delivered to Landlord.
7. Tenant has no actual knowledge of any default by Tenant or Landlord under the Lease.
8. Tenant has no outstanding options or rights of first refusal to purchase the Premises or Property except as disclosed in writing to Lender. Any and all such options or rights are subordinated to the interests of Lender.
9. Tenant has not filed for protection under the bankruptcy laws of the United States or any state and to Tenant's knowledge no actions are pending against Tenant.
10. This certification is made with full knowledge that Lender will rely upon the truth of this certificate in disbursing a loan to Borrower.

TENANT:

Yamhill County
a political subdivision of the State of Oregon

By: 

Accepted by Yamhill County
Board of Commissioners on
4/29/21 by Board Order
21-150