

WALLINGFORD WORKSPACE RESERVATION AGREEMENT

This agreement is made and entered into this ____ day of _____, 2009, by and between NORTHWEST PACIFIC GROUP LLC, a Washington limited liability company, and _____ ("Prospective Tenant"). Northwest Pacific Group is the owner of the Wallingford Building whose address is 2313 N 45th Street, Seattle, WA 98103. Effect of the preceding, all parties agree to:

1. **DEPOSIT** A Reservation Deposit in the form of a check in the amount of \$ _____ shall be payable to Northwest Pacific Group. The Reservation Deposit expresses Prospective Tenant's interest in leasing Unit # _____ at a monthly rate of \$ _____, subject to the terms in the Lease Agreement Form of NWPG, LLC.

<http://www.wallingfordworkspace.com/LeaseAgreement.pdf>

2. **APPROVAL** Upon approval of application and credit report at the discretion of NWPG, tenant will be notified at the earliest opportunity of when and how to accept (or reject) the specified Unit. Prospective Tenant shall have from July 1st to July 31st to enter into a decision and pay the Security Deposit, less the Reservation Deposit.

3. **TERMINATION** Upon any termination of this Agreement and the return of the Reservation Deposit, all parties shall be released and relieved of any or all further liability, rights or obligations under this Agreement. Wallingford Building shall issue a full refund of the Reservation Deposit based any of the following events:

- (a) Written notice (30 days) from Prospective Tenant to terminate reservation.
- (b) Wallingford Building denies application based on Prospective Tenant's credit report, credit application or proposed conduct of the Unit.
- (c) Upon expiration of the Offer Period

LIMITATION OF LIABILITY This agreement is not binding in any way. Reservation holder is not establishing any legal right or claim to any unit or purchase price by signing this reservation agreement in the event of any breach of this agreement, reservation holders sole remedy shall be the return of the deposit, reservation holder waives any and all other claims in law and equity. Developer shall have the right in its sole and absolute discretion to terminate its rental of units at any time and refund any or all deposits to reservation holders.

The parties have executed this Agreement effective as of this _____ day of _____,

2009.

NORTHWEST PACIFIC GROUP, LLC

Manager _____

Tenant(s) _____

Tenant(s) _____
Printed Name: _____

Address _____ **City** _____

State _____ **Zip** _____

Phone _____ **E-mail** _____