

EXHIBIT "I"

FORM OF TENANT ESTOPPLE

TENANTS ESTOPPEL CERTIFICATE

PROPERTY: THREE FLAGS CENTER
27601 FORBES ROAD #42
LAGUNA NIGUEL, CA 92677

LEASE DATE: _____

LANDLORD: S&L GLASS REVOCABLE TRUST

TENANT: _____

The undersigned Tenant under the above referenced lease (the "Lease") certifies that certain real property located in Laguna Niguel, California, commonly known as Three Flags Center and having a street address of 27601 Forbes Road Suite # _____, Laguna Niguel, California and of which Tenant's leased space (the 'Premises') is a part, as follows:

1. A true, complete, and correct copy of the Lease is attached hereto as Exhibit 'A'. Other than as attached on Exhibit "A", the Lease has not been modified, changed altered, assigned, supplemented or amended in any respect. The Lease is valid and in full force and effect on the date hereof. The Lease represents the entire agreement between the Landlord and the Tenant with respect to the Premises.
2. The amount of the current fixed monthly rent is set forth on Exhibit "B" attached hereto and no advance rental or other payment has been made in connection with the Lease, except rental for the current month.
3. That a security in the amount set forth in Exhibit "B" has been delivered to Landlord, which amount, to Tenant's knowledge, is not subject to any set-off or reduction or to any other credit due to Tenant.
4. That, to Tenant knowledge, there is not existing default or unfulfilled obligations on the part of the Landlord in any of the terms and conditions of the Lease, and no event has occurred or condition

exists which, with the passing of time or giving of notice or both, would constitute an event of default under the lease.

5. That Tenant claims no offsets, set-offs, rebates, adjustments, concessions, abatements or defenses against or with respect to rent, additional rent, security deposits, or other sums payable under the terms of the Lease, nor is the Tenant aware of any such claims or defenses on the part of the Landlord.

6. That the term of the Lease expires on the date set forth in Exhibit "B" attached hereto, and is not subject to any extension option of Tenant except as otherwise set forth in the Lease.

TENANT:

By: _____
Authorized Signatory (Please Print Name)