PRE-BUILD / ABATE AGREEMENT

This agreement between _____ ("Owner) and Nika Corporate Housing, LLC serves as a pre-lease agreement of the property located at _____, Tampa FL., _____. In the event that a subsequent lease is signed and said lease and this agreement disagree, this agreement shall enjoy precedence.

1) **STATEMENT OF INTENT**

Owner agrees to permit Nika Corporate Housing, LLC, to furnish the property described above with furniture, art, amenities, utensils etc, in absence of a lease for the express purpose of creating an immediately livable and rentable corporate housing unit.

2) **RECIPROCITY**

Nika Corporate Housing, LLC in return agrees to escalate this property in the marketing queue and make all reasonable attempts to market said property to the maximum number of clients.

3) **DURATION**

This agreement shall endure for no less than 30 days after it is signed by both parties. After 30 days it shall persist until terminated. After the requisite 30 days, either party may terminate the pre-build portion of this agreement with one week notice.

4) **UTILITIES & MAINTENANCE**

Utilities and maintenance remain the responsibility of the Owner during the duration of the pre-build portion of this agreement.

5) **ABATEMENT**

Both parties agree that in the event this pre-build/abate agreement results in Nika Corporate Housing leasing said property from Owner the following conditions shall apply:

a. Lease payments to Owner shall abate during periods property is not occupied with a Nika Corporate Housing tenant.

b. Owner shall be notified in as far as possible in advance of intent to abate lease payments, and lease payments shall be resumed effective immediately upon property re-lease.

c. During period(s) of abatement, Nika Corporate Housing, LLC shall return property to top of marketing queue and make all attempts to re-lease property.

6) **NON MARKET VERIFICATION:**

Owner verifies that Property is not currently on the market to be sold, and further verifies and ensures that Owner will not place the Property on the market to be sold until the duration of the agreement, including extensions, if any, is fulfilled. Owner will not "show" the Property for lease or sale as long as any agreement is in effect with Nika Corporate Housing, LLC.

7) **OWNERS POSESSIONS:**

Property is [___ Furnished] [___ Partially Furnished] [___ Unfurnished.] If furnished or partially furnished, Owner shall be responsible for creating a detailed inventory sheet, complete with item & condition. Nika Corporate Housing, LLC will not be held responsible in any manner for any item not present on an inventory sheet signed by both parties.

_____ _____

For Nika Corporate Housing, LLC Date

_____ _____

Owner / Agent for Owner Date