**LANDLORD ESTOPPEL CERTIFICATE**

THIS ESTOPPEL CERTIFICATE is given as of the day of ,

2020, by (“Landlord”) at the request of Martin

County, a political subdivision of the State of Florida, for the benefit of

 (“Tenant”). Landlord hereby agrees, confirms and presents that:

1. In accordance with the terms and provisions of a certain Lease Agreement between

the

and

executed

 , (the “Lease”), Tenant leases from Landlord certain premises located at

 (the “Property”).

1. Tenant is behind on its lease payments to Landlord as a result of the Novel Coronavirus 2019 (“COVID-19”) pandemic.
2. Tenant owes Landlord rent from , 2020 through

 , 2020 in the amount of $ , including all late fees and associated charges (“Unpaid Rent”).

1. Landlord is unable to evict Tenant for nonpayment of rent due to State of Florida Executive Order 20-94, and all subsequent extensions of such order, which prevents eviction solely as it relates to nonpayment of rent by residential tenants due to COVID-19.
2. Tenant’s nonpayment of rent has caused significant hardship to Landlord.
3. Landlord has applied for Martin County’s Business Renewal Program to seek assistance with the payment of the Unpaid Rent.
4. Unpaid Rent in the amount of $ due Landlord under the terms of the Lease for the months of through , 2020 has been paid by Martin County’s Business Renewal Program on behalf of Tenant on , 2020.
5. Landlord agrees that it no longer has any claim associated with the Unpaid Rent against Tenant and waives any unknown claims it has against Tenant for the Unpaid Rent. Landlord further recognizes it is estopped and precluded from pursuing any and all claims, demands or actions for the payment of any rent or other fees from Tenant under the Lease Agreement that were incurred prior to the date of this Estoppel Certificate.
6. This Certificate does not limit Landlord’s ability to pursue rent payments under the Lease incurred after the signing of this Estoppel Certificate.

This Certificate shall inure to the benefit of and may be relied upon by Tenant, and their respective successors and assigns.

IN WITNESS WHEREOF, Landlord has executed this Estoppel Certificate on the day of , 2020.

Landlord,

By: Printed Name:

STATE OF FLORIDA

COUNTY OF

Sworn to and subscribed before me, this day of , 2020, by

 , ( ) who is personally known to me, or ( ) who produced identification in the form of .

# (SEAL) (Print Name of Notary)

NOTARY PUBLIC, State of Florida My Commission Expires: