

Exhibit B

ESTOPPEL CERTIFICATE

THIS ESTOPPEL CERTIFICATE (hereinafter referred to as "Certificate") is made this ____ day of _____, 20__, by and between Edward D. Jones & Co., L.P. d/b/a Edward Jones ("Tenant") to _____ ("Potential Lender") and _____ ("Landlord") in connection with _____, (the "Premises").

To the best of the Tenant's knowledge, as of the above referenced date, the Tenant hereby acknowledges the following:

1. Tenant is the current tenant per the Lease dated _____, which has been amended by _____ (Said Lease and the referenced amendments thereto are collectively referred to herein as the "Lease").
2. The original term of the Lease commenced on _____.
3. The Lease is due to expire on _____.
4. The square footage of the Premises is _____ sq. ft.
5. Tenant has accepted and is now in possession of the Premises as outlined in the Lease.
6. The amount of the current monthly base rent is \$ _____. Additional rent as outlined per the Lease is paid monthly as follows: \$ _____. All amounts have been paid in full through _____.
7. The amount of the Security Deposit (if any) is \$ _____.
8. Except for unknown defects, as of the date hereof, all improvements, alterations and space required to be furnished according to the Lease have been completed to the satisfaction of Tenant, except: _____. All sums required to be paid by Landlord to Tenant in connection with the improvements (including, without limitation, any tenant allowance or rebate) have been paid in full, except: _____.
9. As of the date hereof, Landlord has performed all of its obligations under the Lease, except as follows: _____.
10. Tenant has no option to renew or extend the Lease term, except as follows: _____ as outlined in the Lease.
11. Tenant does not have the option or right of first refusal to purchase the Building/Property or to expand, the Leased Premises except as outlined per Lease.
12. Tenant has not sublet or assigned any portion of the Leased Premises as outlined per the Lease, except as follows: _____.
13. Currently there exists no breach, default, or condition which, with the giving of written notice or the passage of time or both, would constitute a breach or default under the Lease either by Tenant or Landlord.
14. The person signing this Certificate on behalf of Tenant is a duly authorized agent of the Tenant.
15. This statement does not cover facts or conditions not within the Tenant's actual knowledge at the time of execution.

16. Tenant's execution of this Certificate does not constitute a formal written notice or evidence of a Landlord/Ownership change which is required to be delivered to Tenant from Landlord in writing at Tenant's notice address pursuant to the Lease.
17. Any notices which may or shall be given to Tenant under the terms of the Lease are to be sent to Tenant at the following address:

Edward D. Jones & Co., L.P. (Headquarters)
12555 Manchester Road
St. Louis, MO 63131
Attn: Edward Jones Branch # _____

Edward D. Jones & Co., L.P. d/b/a Edward Jones
By: Cushman & Wakefield U.S., Inc., a Missouri Corporation,
d/b/a Cushman & Wakefield, as Agent

By: _____

Its: _____