

TENANT ESTOPPEL CERTIFICATE

To: Harborview Tower Owner LLC ("Landlord") and Pacific Crest Capital LLC ("Purchaser")

Re: Office Lease dated March 15, 2025 between Harborview Tower Owner LLC, as landlord, and Northwind Analytics, Inc., as tenant, for Suite 1200, Harborview Tower, 500 Market Street, San Francisco, California (the "Lease").

Dated: October 5, 2026

The undersigned tenant ("Tenant") certifies to Landlord and Purchaser as follows, knowing that they will rely on this certificate:

1. The Lease is in full force and effect and has not been modified, supplemented or amended.
2. Tenant occupies Suite 1200, comprising 12,450 rentable square feet, and Tenant's Share is 4.15%.
3. The Commencement Date of the Lease was July 1, 2025, and the Term expires on June 30, 2035.
4. The current monthly Base Rent is \$61,980.25. Base Rent has been paid through October 31, 2026, and no rent has been paid more than one month in advance.
5. Landlord holds a security deposit of \$120,350.00.
6. Tenant has one (1) option to extend the Term for five (5) years and no option to purchase the Building.
7. To Tenant's knowledge, Landlord is not in default under the Lease, except that \$42,000.00 of the improvement allowance requested by Tenant on May 20, 2026 remains unpaid.
8. Tenant has no defenses, offsets or credits against rent, other than the unpaid allowance described in paragraph 7.

NORTHWIND ANALYTICS, INC., a California corporation. By: Dana Whitfield, Chief Financial Officer.

Sample document for demonstration. All names, addresses and figures are fictional.