

BEFORE SIGNING A LEASE BE SURE YOU HAVE THESE ANSWERS

1. How much is the rent? Gross, triple net, percentage, by the month?
2. What am I paying for? "Common Areas", lobbies, waste space, ACH, etc.
3. How much will the rent go up, and how often? CPI, Proposition 13 alterations, renewal?
4. How long is the lease period? From when to when, calendar month, year, etc.
5. What do I get in Tenant improvements?
6. What are the parking provisions? Employees, customers, street, on property?
Any restrictions?
7. Can I sub-lease? To whom? Under what conditions?
8. What are the "co-tenant rules"?
9. Security provisions?
10. Provisions for association membership, dues, assessments?
11. Is there a "printout" of your actual use of utilities?
12. Under what conditions can the contract/lease be terminated by (a) the landlord? (b) the leasee?
What penalties?
13. What provisions as to rent deduction or termination, if the facility is damaged such that it cannot be used by the lessee for a period of time? Fire, earthquake, flood, construction, road impairment?
14. Did you read the lease/contract? When in doubt, consult a lawyer. Frequently, leases can be "negotiated" to give more favorable terms.

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