



DRAFT
STANDARD SUBLEASE
MULTI-TENANT
AIR COMMERCIAL REAL ESTATE ASSOCIATION

1. Basic Provisions ("Basic Provisions").

1.1 **Parties:** This Sublease ("Sublease"), dated for reference purposes only _____ is made by and between _____ ("Sublessor") and _____

1.2(a) **Premises:** That certain portion of the Project (as defined below), known as _____ ("Sublessee"), (collectively the "Parties", or individually a "Party").
 consisting of approximately _____ square feet ("Premises"). The Premises are located at: _____ in the City of _____, County of _____, State of _____, with zip code _____.

In addition to Sublessee's rights to use and occupy the Premises as hereinafter specified, Sublessee shall have non-exclusive rights to the Common Areas (as defined below) as hereinafter specified, but shall not have any rights to the roof, the exterior walls, or the utility raceways of the building containing the Premises ("Building") or to any other buildings in the Project. The Premises, the Building, the Common Areas, the land upon which they are located, along with all other buildings and improvements thereon, are herein collectively referred to as the "Project."

1.2(b) **Parking:** _____ unreserved and _____ reserved vehicle parking spaces.
 1.3 **Term:** _____ years and _____ months commencing _____ ("Commencement Date") and ending _____ ("Expiration Date").

1.4 **Early Possession:** If the Premises are available Sublessee may have non-exclusive possession of the Premises commencing _____ ("Early Possession Date").

1.5 **Base Rent:** \$ _____ per month ("Base Rent"), payable on the _____ day of _____ each month commencing _____.

If this box is checked, there are provisions in this Sublease for the Base Rent to be adjusted.
 1.6 **Sublessee's Share of Operating Expenses:** _____ percent (____%) ("Sublessee's Share"). In the event that that size of the Premises and/or the Project are modified during the term of this Lease, Lessor shall recalculate Lessee's Share to reflect such modification.

1.7 **Base Rent and Other Monies Paid Upon Execution:**
 (a) **Base Rent:** \$ _____ for the period _____
 (b) **Security Deposit:** \$ _____ ("Security Deposit").
 (c) **Other:** \$ _____ for _____
 (d) **Total Due Upon Execution of this Lease:** \$ _____

1.8 **Agreed Use:** The Premises shall be used and occupied only for _____ and for no other purposes.

1.9 **Real Estate Brokers:**
 (a) **Representation:** The following real estate brokers (the "Brokers") and brokerage relationships exist in this transaction (check applicable boxes):
 _____ represents Sublessor exclusively ("Sublessor's Broker");
 _____ represents Sublessee exclusively ("Sublessee's Broker"); or
 _____ represents both Sublessor and Sublessee ("Dual Agency").

(b) **Payment to Brokers:** Upon execution and delivery of this Lease by both Parties, Lessor shall pay to the Brokers the brokerage fee agreed to in a separate written agreement (or if there is no such agreement, the sum of _____ or _____ % of the total Base Rent) for the brokerage services rendered by the Brokers.

1.10 **Guarantor:** The obligations of the Sublessee under this Sublease shall be guaranteed by _____ ("Guarantor").

1.11 **Attachments:** Attached hereto are the following, all of which constitute a part of this Sublease:
 an Addendum consisting of Paragraphs _____ through _____;
 a plot plan depicting the Premises and/or Project;

 INITIALS

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A red circular graphic with a gradient, appearing as a partial circle on the right side of the slide, overlapping the grey bar.

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California. Court of Appeal (2nd Appellate District). Records and Briefs California (State)., Commercial Real Estate Leases Mark A. Senn,2011-01-01 In the fast changing world of commercial real estate terms like and fair rental value and and net lease and or and duty of good faithand can mean many different things depending on the circumstances of the deal So when negotiating and drafting complex leasing agreements itand s imperative you know what these provisions can mean have alternate provisions readily available and know when and how to use them properly Commercial Real Estate Leases Preparation Negotiation and Forms Fifth Edition can make it easier Written by nationally recognized real estate attorney Mark Senn this highly acclaimed guide Explains the legal principles behind each lease provision in clear user friendly terms Offers balanced discussion of the practical applications of the law from the landlord tenant and the lender perspectives where applicable Provides specific examples of alternate clauses that address each partyand s precise needs Logically organized to follow the typical commercial real estate lease each chapter takes you clause by clause through all of the issues you need to understand in order to represent clients effectively in commercial real estate transactions including Rentand fixed market and percentage Operating expenses Options to expand buy or extend Space measurementand and resulting economics Subordination non disturbance and attornment agreements Drafting exclusive provisions Understanding insurance provisions Tax provisions and federal income tax consequences Use issues Condemnation Commercial Real Estate Leases Preparation Negotiation and Forms Fifth Edition includes a free companion CD ROM containing all of the leasing forms discussed in the guide **West's Annotated California Codes** California,2009 Management Audit Illinois. Office of the Auditor General,2008 *2018 CFR Annual Print Title 24 Housing and Urban Development Parts 700 to 1699* Office of The Federal Register,2018-04-01 **Buy, Hold, Retire: A Simple Strategy for Long-Term Property Wealth** Andy Caller, Sometimes the smartest move is the simplest one In Buy Hold Retire experienced investor Andy Caller shares the timeless strategy that has quietly built fortunes for generations buying quality properties holding them wisely and letting time do the heavy lifting Through clear examples straightforward advice and a healthy dose of realism Andy shows how patience and planning can outperform flashier riskier tactics You ll learn how to choose the right properties manage them effectively and create reliable long term income without constant stress or speculation Practical honest and refreshingly down to earth Buy Hold Retire is your guide to using property as a steady path to financial freedom not just fast profits *Development* ,2001 Global Securitisation and CDOs John Deacon,2004-04-21 This is an essential book for any practitioner researcher or student of securitisation concise and accurate coverage of the key aspects of securitisation on all the main and secondary markets of the world Alexander Batchvarov Managing Director International Structured Product Strategy Merrill Lynch London John Deacon s original book became the leading textbook for those genuinely interested in gaining a profound and detailed understanding of the arcane world of securitisation The new updated version confirms John s

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Conveyancing Handbook Frances Silverman,2014-11-14 The Conveyancing Handbook has been thoroughly revised and updated to ensure it remains the most reliable and up to date source of information and guidance on residential conveyancing Its comprehensive coverage aims to make it your first port of call for a wide range of issues arising from residential conveyancing from agricultural tenancies to the flood insurance proposals in the Water Act 2014 Updated by expert editors and contributors the 21st edition takes account of developments including Land Registration Fee Order 2013 Finance Act 2013 Consumer Contracts Regulations 2013 and changes to the Capital Allowances Act 2001 LPE1 Leasehold Property Enquiries and draft Con 29 Enquiries of Local Authority 2014 flood risk advice Land Registry e document registration services These developments and more are integrated within a chronological account of conveyancing practice With its procedural checklists and extensive appendix materials the Conveyancing Handbook is an indispensable and faithful companion for every conveyancer

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Cyclopedia of Law and Procedure ,1907

Private Law and Building Safety Matthew Bell,Susan Bright,Ben McFarlane,Andrew Robertson,2025-07-24 This collection of essays explores the real world problem of building safety through the lens of private law High profile building failures including the fire at Grenfell Tower London England and the collapse of Champlain Towers South Florida USA have exposed widespread building safety failures globally In this book international experts deploy a variety of different private law perspectives ranging through torts contract and real property law to examine building safety failures across the UK USA Australia Singapore New Zealand Italy and Canada The book offers policymakers practitioners

and scholars ground breaking consideration of this vital yet under considered aspect of the building safety crisis along with new and valuable insights into the nature limits and utility of private law The book shows that private law can be part of the solution to as well as being part of the cause of the building safety crisis Consideration is given to existing legislative and judicial responses to the crisis offering guidance as to how statutory regimes addressing the building safety problem such as the Building Safety Act 2022 can best be understood and developed A central lesson is the need to take an integrated coherent approach within and beyond private law The book also illustrates that an understanding of the causes of and responses to the building safety crisis is vital to any theory of private law private law is unable to fulfil its distinctive and crucial role of ordering our relations one to another if we adopt an unduly limited view of the reasons and resources available to it The book results from a joint research project by the Faculty of Law at the University of Oxford and Melbourne Law School at the University of Melbourne

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Wade E. Gaddy,Robert E. Hart,2003 Educators and practitioners across the nation find Real Estate Fundamentals to be an essential source of information on real estate principles Whether used as a classroom text supplement or a personal guide Real Estate Fundamentals is versatile it s easy to use whether you are studying to sell real estate or are a potential homebuyer curious about what to expect The text s informal approach gives the reader a less intimidating look at real estate concepts Book jacket

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