



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

_____ ("Sublessee"), (collectively the "Parties", or individually a "Party").

1.2(a) **Premises:** That certain portion of the Project (as defined below), known as _____, 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 nonexclusive 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;

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SA Adler



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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 faith and can mean many different things depending on the circumstances of the deal So when negotiating and drafting complex leasing agreements it and 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 party and 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 Rent and fixed market and percentage Operating expenses Options to expand buy or extend Space measurement and 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

status as the top writer in this sector Securitisation has moved on becoming ever more complex in both its detail and its variety but John's book never fails to deal with all the intellectual challenges posed in a clear logical and comprehensive fashion A must for all practitioners I thoroughly enjoyed it Robert Palache Managing Director Head of European Infrastructure Finance and Corporate Securitisation Barclays Capital Deacon's book is an unparalleled treatise on all aspects of asset securitisation and CDOs and is ideal for use by both experienced market practitioners and by those new to the seemingly ever expanding world of securitisation The book comprehensively outlines the various structures encountered ranging from true sale and future flow financings to synthetics and whole business addressing not only the framework of the structures but also the regulatory and accounting implications A must have reference book David Newby Executive Director ABN AMRO BANK N V Head of UK and Irish Securitisation Head of European Commercial Real Estate Securitisation Synthetic credit derivatives technology CDOs the covered bond market the mortgage backed market and M A financing have all come together to make securitization the fastest growing and most flexible area of the global credit markets This authoritative work looks at the recent synthetic structures and credit derivatives used in CDOs and at the new Basel Capital Accord and addresses the framework of these structures as well as the regulatory and accounting implications You'll find truly global insights coverage of both the financial and legal aspects of securitization and a glossary of market and legal terminology Order your copy of this comprehensive update on the development of securitization today *ULI Market Profiles*, 1999

Sizing Water Service Lines and Meters, Third Edition (M22) American Water Works Association, 2014-12-01 This third edition of M22 contains information needed to estimate customer demand and maximum expected flow that can be used to size new service lines and meters This edition expands the ways to approach the sizing of water service lines and meters and offers improved methods for the sizing of dedicated irrigation meters M22 includes a useful field method called demand profiling that can be used to evaluate actual customer use patterns and help optimize meter size selection The data presented in M22 were obtained from field measurements utility surveys technical publications and hydraulic design calculations This manual emphasizes that utilities having more information about a specific sizing situation will result in the best sizing decision from the tap to the meter This information has been condensed into a simplified format to assist readers in addressing most common service conditions The methods contained in this manual are appropriate for water utility managers engineers planners technicians field operations personnel and consultants involved with designing and constructing projects requiring water service *Alternative Investments* H. Kent Baker, Greg

Filbeck, 2013-03-25 A comprehensive guide to alternative investments that reveals today's latest research and strategies Historically low interest rates and bear markets in world stock markets have generated intense interest in alternative investments With returns in traditional investment vehicles relatively low many professional investors view alternative investments as a means of meeting their return objectives *Alternative Investments Instruments Performance Benchmarks*

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Code of Federal Regulations ,1992 Special edition of the Federal Register containing a codification of documents of general applicability and future effect with ancillaries

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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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