



## LEASE SUMMARY

Property Name: \_\_\_\_\_

Borrower \_\_\_\_\_

Original Landlord: \_\_\_\_\_

Assignment of Lease: Yes or No \_\_\_\_\_ Date of Assignment: \_\_\_\_\_

Current Landlord: \_\_\_\_\_

Tenant: \_\_\_\_\_ Suite: \_\_\_\_\_

Date of Lease: \_\_\_\_\_ Commencement Date: \_\_\_\_\_

Term: \_\_\_\_\_ Rent Commencement Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_ Security Deposit: \_\_\_\_\_

Renewal options: \_\_\_\_\_ Date 1st Addendum: \_\_\_\_\_

Monthly Base Rent: \_\_\_\_\_ Date 2<sup>nd</sup> Addendum: \_\_\_\_\_

Rent escalations: \_\_\_\_\_ Leased square footage: \_\_\_\_\_

Expansion Rights: \_\_\_\_\_ Mortgage Subordination: Yes or No \_\_\_\_\_

Rent per square foot: \_\_\_\_\_ Subletting Allowed: \_\_\_\_\_

Tenant's property use: \_\_\_\_\_

Does the tenant generate/utilize hazardous substances? \_\_\_\_\_

If yes, explain fully: \_\_\_\_\_

Is there a hazardous substance clause contained in the lease: \_\_\_\_\_

Does the tenant receive any free months of rent? \_\_\_\_\_

If yes, explain fully: \_\_\_\_\_

Does either Party have the option to cancel his lease? \_\_\_\_\_

If yes, explain fully: \_\_\_\_\_

Is there a cancellation fee involved (please specify)? \_\_\_\_\_

Does the tenant have the right to purchase the property? \_\_\_\_\_

If yes, explain fully: \_\_\_\_\_

Has the lease been guaranteed? By Who? \_\_\_\_\_

Has the lease been fully executed? Yes or No \_\_\_\_\_

Lease Type: Fully Gross or Modified Gross or Base Year or Triple Net or Net Pro-rata Share:

\_\_\_\_\_

**If Net, what expenses does Tenant Pay?** \_\_\_\_\_

**If Modified Gross:**

Base Year (date): \_\_\_\_\_

Expenses/sq. ft paid by Landlord: \_\_\_\_\_

Current Expenses/sq. ft: \_\_\_\_\_

Tenant Reimbursement: \_\_\_\_\_