

## \*\* — LEASES

### TO BE COMPLETED

Generally there are no restrictions on any individual or legal entity entering into a lease.

Typical commercial lease terms and conditions are:

<b>Term</b>	Typically ?? years.
<b>Termination</b>	A lease may be terminated in accordance with the terms of the lease agreement or as agreed by the parties..
<b>Rent</b>	Payable in. Generally
<b>Measuring basis</b>	<b>gross internal area (GIA)*</b>
<b>Rent revision</b>	
<b>Security deposit</b>	
<b>Repair</b>	
<b>Service Charges/ Operating Expenses</b>	
<b>Insurance</b>	
<b>Assignment/ subletting</b>	
<b>Right to renew</b>	
<b>Repair</b>	

**Service charges/  
Operating expenses  
Assignment/  
subletting  
Alterations/  
Improvements  
Formalities  
Agent's fees  
Legal expenses**

\*Exact method of measurement vary from country to country (the most common methods are: The Royal Institution of Chartered Surveyors, *Code of Measuring Practice: A Guide for Property Professionals* (6th ed. London: 2007) and the Building Owners and Managers Association International (BOMA), *Standard Method for Measuring Floor Area in Office Buildings* (Washington, DC: 1996).

The above are intended only as a guide to common lease terms. Professional advice should be obtained in any particular case.

### ***Offices***

The prime office locations in \*\* is .

### ***Retail***

The prime retail locations in \*\* is .

Terms in **bold** are defined and explained in the Encyclopedia of Real Estate Terms (Third Edition hardcopy and ONLINE) <<http://realestatedefined.com>>

This information is intended as an introductory guide and is intended to point out issues that may be of interest to a foreign investor. It does not constitute legal advice and should not be relied on as such. Professional advice is recommended on any issue referred to herein.

Further information may be found in our **Bibliography**.

Also, please see [Disclaimer](#).

©2011 Delta Alpha Publishing <[www.deltaalpha.com](http://www.deltaalpha.com)>