

KMC MAG Group (Optional)

Date Reviewed: Document Type:
Abstractor: (optional) Date of Document:

Basic Information

Property Address:
Landlord:
Tenant:
Sublessee:
Premises:
Rentable Square Feet:
Suite #:
Pro-Rata Share:
Operating Hours:
Permitted Use:

Term

Commencement Date: Expiration Date:
Rental Commencement Date: Delivery Date:
Early Occupancy Date: Early Access Date:
Holdover Provision (including Holdover Rate):

Security Deposit: Letter of Credit:
Late Fee: If payment after due date; then the greater of (i)\$100 or (ii) 10% of past amount due

Rent

Minimum Rent:	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Rental Period	RCD -					
Rent per rsf						
Monthly						
Annual						
Escalation Rate						
Total Lease Value						

Operating Expenses (Estimated):

Operating Expenses/CAM Charges:	Rental Period	per rsf	Escalation Rate	Cap%	Monthly	Annual
RCD -						

Cap on Management Fee:

Marketing Fee:
Real Estate Taxes:
Utilities:
Expense Stop:
Gross Up:
Cap On OpEx or CAM:
Type of Cap on CAM:
After Hours HVAC:

Percentage Rental:	Period	Amount	Percentage
Breakpoint	RCD -		

Sales Reporting: Monthly: within 30 days of month end; Annual: within 90 days of calendar year end.

Insurance	Each Occurrence	General Aggregate	Property Damage
Commercial General Liability:			
Automobile Liability:			
Worker's Compensation:			
General Umbrella Coverage:			

Additional Provisions

Tenant Options

Renewal:
Relocation:
Right of First Offer or Refusal:
Early Termination:
Other:
Landlord Options
Renewal:
Relocation:
Early Termination:

Use Restrictions

Co-Tenancy:
Exclusive Use:
Radius Restriction:
Go-Dark:
Prohibited Use:

Legal

Assignment:
Sublease:
SNDAs:
Estoppels:
Default:

Notices

Landlords Address:
With copy to:
Tenant's Address:
With copy to:
Tenant's Billing Address:

Tenant Improvements

T.I. Allowance:
Landlord's Work:
Tenant's Work:
Signage:
Handover Condition of Premises:
Repair and Maintenance:
Landlord's Access:
Personal Property:

Parking:

Additional Information:

Guarantor/s:
Guarantor's Address:
Duration of Lease Guaranty:
Broker/s:
Broker's Address:

Additional Comments:

Auditing Comments or Issues:

www.kmcmaaggroup.com

