



**FOR LEASE**

2017 Bernard O. Dow  
**Leasing Institute**  
**UT LAW CLE**

**Jackson Walker**

**Lewis S. Kasner**  
1401 McKinney Street  
Suite 1900  
Houston, Texas 77010  
713.752.4200

**DISCLAIMER:**  
This is not intended nor should it be used as a substitute for legal advice or opinion, which can be rendered only when related to specific fact situations.

October 5, 2017

## TOPICS COVERED

3

Leasehold Lending

4

Unanticipated Conditions

5

Transfers

6

Development

7

Surrender

## Landlord:

- Retain ownership of property
- Permits transfer when authority to sell is lacking
- Greater control remains over property
- Provides steady and secure income stream
- Avoids a taxable sale
- Development risk and cost transferred to someone else

## Tenant:

- Ability to obtain land without the equity cost
- Obtain land that is otherwise unavailable
- Ability to develop when land in shortage



- Long Term (20-150 years)
- Wide latitude to demolish, improve, redevelop, sublease
- Triple-net
- Strong mortgagee protections
- Compromise ownership rights

### **Ground Lease Examples**

- (A) Office complex leased from university
- (B) Retail complex leased from university
- (C) Single tenant medical facility
- (D) Single tenant retail outparcel
- (E) Single tenant medical facility

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](http://utcle.org/elibrary)

## Title search: Key Terms in Ground Leases

Also available as part of the eCourse

[2017 Bernard O. Dow Leasing Institute eConference](#)

First appeared as part of the conference materials for the  
2017 Bernard O. Dow Leasing Institute session

"Key Terms in Ground Leases"