

SPECIFIC PROCEDURES TO AVOID LATE-TERM DISAGREEMENTS

CANDACE BAGGETT, PRESIDENT
THE CALIBRE GROUP, INC.
HOUSTON, TX

KANE DOSSETT, CEO
PARTNERS NATIONAL REAL ESTATE GROUP, INC.
DALLAS, TX

The Calibre Group
Real Estate Investment Advisors

**Partners
National**
CORPORATE REAL ESTATE

LEASE PROVISIONS

- I. Tenant's Termination Option
- II. Tenant's Right of First Refusal
- III. Tenant's Expansion Option (Absent a Third-Party Trigger of ROFR)
- IV. Restoration of Premises

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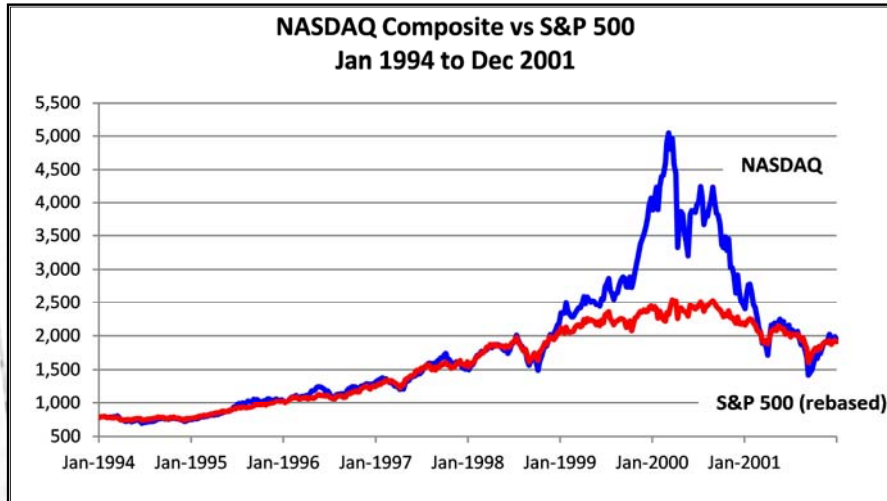
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EMERGENCE OF TENANT'S TERMINATION REQUIREMENTS

- Dot-Com crash of early 2000's
- Protection from economic fluctuations
- Flexible leases became a management requirement

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THE RISE AND FALL: NASDAQ



www.greenmangotrading.wordpress.com/2014/12/14/case-study-dot-com-bubble

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COMPONENTS OF TERMINATION FEE

1. Tenant Improvement Costs
2. Rent Abatement
3. Leasing Commissions
4. Legal Expenses

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"Specific Procedures for Commercial Leases to Avoid Late-Term Disagreements"