

# SPECIFIC PROCEDURES TO AVOID LATE-TERM DISAGREEMENTS

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## 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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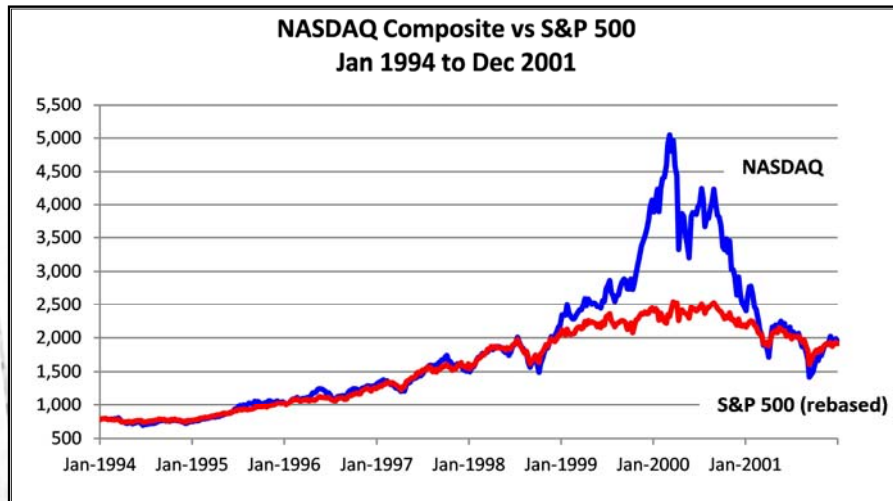
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## EMERGENCE OF TENANT'S TERMINATION REQUIREMENTS

- 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](http://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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## Title search: Specific Procedures to Avoid Late-Term Disagreements

Also available as part of the eCourse

[Commercial, Retail, and Ground Leases: Drafting, Negotiating, and Issues to Avoid](#)

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

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