

Standard Language Clauses

Realogic Tower

Language ID

Standard Language

Business Hours

BH1 Standard business hours are 8:00am - 5:30 PM. Retail tenants must be open for business Monday - Friday, excluding holidays. Holidays include New Years Day, Memorial Day, 4th of July, Labor Day, Thanksgiving Day and Christmas Day.

CPI & Porters Wage

CPI-1 CPI is payable as Additional Rent.

Deposits

INT1 Non-interest bearing

Estoppel

EST15Day Tenant required to submit an Estoppel certificate within 15 days after LL's request.
Estoppel Tenant required to submit an Estoppel certificate within 10 days after LL's request.

Expense Recoveries

TAXASS Taxes shall be the amount assessed for any calendar year, notwithstanding that such taxes are billed and payable in a subsequent calendar year.

Holdover

HOLDOVER1 If Tenant holds over, Tenant shall pay 150% of Base Rent and Additional Rent for the last month of the lease term. At LL's option, tenancy may be considered a one year renewal at current market rates.

Landlord Supervision

LLSup-1 LL shall receive 5% of the actual out of pocket costs for repairs to the Premises as a supervision fee.

Late Fees and Interest

LATE-1 If Tenant is late in the payment of Base Rent and/or Additional Rent, LL shall be entitled to charge late fees at the rate of Prime plus 2% from the date due until the date paid.

Relocation

RELOCATE New premises must be similar in area and use for Tenant purposes. LL shall pay the costs of relocation and improving the new premises so they are substantially similar to the currently leased Premises.

Right of First Offer/Refusal

ROFO-1 LL must provide 5 days notice of availability of space.

Utilities and Other Charges

UTIL Tenant is separately metered for electric and pays utility company directly.