

## **Offer to Lease (Office or Retail Space)**

- IDENTIFICATION OF THE PARTIES
- PREAMBLE
- OBJECT
  - Leased Premises
  - Area and Location
  - Term of the Lease
- CONSIDERATION
  - Base Rent
  - Additional Rent
  - Postdated Cheques
  - Guarantee Deposit
- SPECIAL PROVISIONS
  - Acceptance of the Leased Premises
  - Amounts to be Paid by the Offeror
  - Insurance
  - Occupancy
  - Exclusive Right
  - Repairs, Alterations, Improvements or Extensions
  - Access to the Leased Premises
  - Assignment and Subletting
  - Destruction and Damages
  - Observance of the Law
  - Default
  - Lessor's Rules
  - Registration
  - Interest
  - Signing of the Lease
  - Place of Signing the Lease Agreement
  - Taking Possession
  - No Intermediary
  - Cost of Drafting the Lease
  - Works of the Lessor
  - Works of the Offeror
- GENERAL PROVISIONS
  - "Force Majeure"
  - Severability



- Notices
- Headings
- Schedules
- No Waiver
- Cumulative Rights
- Entire Agreement
- Amendments
- Number and Gender
- Calculating Time Periods
- Currency
- Governing Law
- Election of Domicile
- Counterparts
- Successors
- Joint and Several Liability
- Elapsed Time
- No Right to Transfer
- Language

- EFFECTIVE DATE
- TERM
- TERMINATION
- SIGNATURE OF THE OFFEROR
- LESSOR'S ACCEPTANCE
- ACKNOWLEDGMENT OF RECEIPT BY THE OFFEROR