

SAMPLE — Footprint Lease Summary

EXAMPLE ONLY. All parties, addresses, and terms below are fictional and were made up to show the format. Not a real lease.

Prepared for: [Redacted] Dental Group · **Document:** Office Lease dated 9/14/2026, 38 pages + Exhibits A–E · **Premises:** Suite 210, 123 Example Way, Example City, CA (fictional) · **Delivered:** 10/2/2026

Informational summary of the document's text only. Not legal advice.

At a glance

Term	What the document says	Ref.
Premises / SF	2,480 RSF (2,150 USF, 15.3% load)	§1.1
Lease type	NNN	§4
Term & commencement	64 months; commences earlier of opening or 120 days after delivery	§2.1
Base rent	\$3.30/RSF/mo (\$8,184/mo), +3.5% annually	§3.1
Est. NNN/CAM	\$0.92/RSF/mo (2026 estimate), uncapped	§4.2
Free rent	4 months base rent (months 1–4); NNN still due	§3.3
TI allowance	\$40/RSF (\$99,200); must be used within 9 months; no rent credit	Exh. C
Security deposit	\$16,368 (2 months)	§5
Personal guarantee	Unlimited, full term	Exh. E
Renewal option	1 × 5 yrs at 100% FMV; notice 9–12 months before expiration	§20
Early termination	None	—
Sublease / assignment	Landlord consent in sole discretion; 50% profit share; recapture right	§12
Holdover	200% of last rent + damages	§17
HVAC	Tenant maintains and replaces	§8.2
Permitted use	Dental office only	§6
CASp disclosure	States premises not CASp-inspected	§31

Key dates to calendar

- TI allowance expires: 9 months after delivery
- Renewal notice window: 12 to 9 months before expiration (missing it forfeits the option)

Items flagged (7)

1. **Unlimited personal guarantee (Exh. E)** — owner personally liable for the full term. Ask for a cap or burn-off.
2. **HVAC replacement on tenant (§8.2)** — a rooftop unit replacement can be a five-figure cost. Ask landlord to cover replacement.
3. **Uncapped CAM, capital costs included (§4.2)** — ask for a cap on controllable expenses and capital exclusions.
4. **Sole-discretion transfer consent + recapture (§12)** — limits ability to sell the practice. Ask for "not unreasonably withheld" and permitted transfer to a practice buyer.
5. **Holdover 200% + damages (§17).**
6. **Renewal at 100% FMV with no dispute process (§20).**
7. **No CASp inspection (§31)** — who pays for accessibility work?

Questions to ask

1. Will landlord cap the guarantee at 12 months of rent, burning off after 24 months of on-time payment?
2. Can unused TI apply to cabling, signage, or rent?
3. What were actual CAM charges for the last 2 years?
4. Is HVAC under warranty at delivery, and for how long?

Not found in the document

- CAM audit right · Exclusive use clause · Signage rights

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