

## MODEL CLAUSE

### Get Right to Modify Conformed Lease

The following clause was drafted by Denver attorney Neil B. Oberfeld. Put it in your letter of intent if you and the tenant agree to conform your new lease to a previous lease. Paragraph a says that the new lease will be con-

formed to your previous lease. Paragraph b notes how the new lease will be modified from the previous lease.

Show this clause to your attorney before adding it to your letter of intent.

#### CONFORMING LEASES

- a. **Conforming Lease.** The form of the lease to be negotiated between [*insert your name*] and [*insert tenant's name*] ("Proposed Lease") shall be based upon the form of lease previously entered into between said parties for the location at [*insert address*] ("Conforming Lease"). Said parties agree to use the form of the Conforming Lease to expedite the negotiations of the Proposed Lease. Said parties agree in good faith to accept the general terms and conditions of the Conforming Lease, without further substantive negotiation by either party.
- b. **Modification of New Lease.** Notwithstanding the foregoing, the Proposed Lease shall differ from the Conforming Lease by Landlord to reflect:
  - (i) The terms and conditions provided in this Letter of Intent;
  - (ii) Any site specific differences;
  - (iii) Any differences in local laws; or
  - (iv) Any modifications which now appear in Landlord's standard form of Lease.