

## MODEL LEASE CLAUSE

### Require Tight Queue and Crowd Controls

Chicago attorney Carole L. Pechi drafted the following clause. Use it when you're renting space to a restaurant tenant.

Paragraph a says that the restaurant tenant agrees to maintain orderly queues and controlled crowds. Paragraph b gives you the right to require the restaurant tenant to use additional crowd controls, such as security

guards, if you decide the queues or crowds are disorderly or uncontrolled. Paragraph c requires the restaurant tenant to follow your additional queue and crowd control directions. Paragraph d requires the tenant to pay you if you take those measures or follow those directions on its behalf.

Show the clause to your attorney.

#### QUEUING AND CROWD CONTROL

- a. Orderly Queuing and Crowd Control.** Tenant agrees to:
- (i) Maintain all queuing, which occurs due to the use of the Premises described in Clause *[insert # of use clause]* of this Lease, in an orderly fashion whether such queuing occurs inside or outside the Premises or the *[Building/Center]*; and
  - (ii) Keep all crowds, which may gather due to the use of the Premises described in Clause *[insert # of use clause]* of this Lease, under control whether such crowds gather inside or outside the Premises or the *[Building/Center]*.
- b. Additional Measures.** If Landlord determines, in its sole judgment, that Tenant has not complied with Paragraph a hereof, Tenant will, upon Landlord's direction and at Tenant's sole cost and expense:
- (i) Hire a security guard or guards; and/or
  - (ii) Install temporary and removable crowd control devices in areas designated by Landlord.
- c. Other Directions by Landlord.** Tenant agrees to follow Landlord's other directions regarding orderly queuing and crowd control.
- d. Self-Help.** If Tenant fails to comply with Landlord's directions pursuant to Paragraphs b and c hereof, Landlord shall have the right to do so on Tenant's behalf, and Tenant shall reimburse Landlord for the cost and expense of doing so.