

MODEL LEASE CLAUSE

Add Disclaimer to Help Avoid Fraud Claim

The following clause was drafted by Chicago attorney M. Rosie Rees. Put it in your lease to protect yourself against disputes with a tenant over information listed in your site plan. Show this clause to your attorney before putting it into your lease.

TENANT'S ACKNOWLEDGMENTS

Tenant acknowledges and agrees that:

- a. **No Representations by Landlord.** Landlord has made no representations regarding the presence of a certain tenant or store, or the number, types, or hours of operation of tenants or stores at the Shopping Center, and no prior information provided or statements made by Landlord or its agent(s) have in any way induced Tenant to enter into this Lease;
- b. **Investigation by Tenant.** Prior to entering into this Lease, Tenant has satisfied itself of all concerns by conducting an independent investigation of the validity of any statements made by Landlord or its agent(s);
- c. **No Release for Tenant.** An abandonment or cessation of business by any other tenant or occupant shall not release Tenant from its obligations under this Lease; and
- d. **Site Plan Not Warranty.** Any site or lease plan attached hereto as an exhibit:
 - (i) Is intended only to show the general layout of the Shopping Center or a part thereof;
 - (ii) Shall not be deemed a warranty or agreement by Landlord as to the Shopping Center, the Premises, the existence of any particular Major Tenants or other stores or occupants, or any matter shown thereon; and
 - (iii) Contains measurements and distances that are approximate and are not to be scaled.