

BENCHMARKING GRID
COMMERCIAL LEASE AGREEMENT
(Triple-Net)
(Long Form)

0.00 INSTRUCTIONS

If this is your first attempt at using one of our benchmarking grids we recommend that you consult document number **0004500** for instructions on how best to use this tool, which can be found in **Chapter 00 - Contractual Process** in the Contract Templates available on our website.

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1.00 BENCHMARKING GRID

BENCHMARK AGREEMENT: E02.200a	MATCHING PROVISION(S)	VARIATIONS/ OBSERVATIONS 1
IDENTIFICATION AND ADDRESSES		
IDENTIFICATION OF PARTIES:		
LANDLORD		
TENANT		
AND AS INTERVENOR:		
SURETY		
RECITALS		
A) LANDLORD's business		
B) TENANT's business		
C) TENANT wishes to rent premises for its business		

1 If the clause situated in the Matching Provisions column is deficient in some way (see the list of deficiency codes located after list of deficiencies), we recommend placing an asterisk next to that clause number and to record the deficiency in the list of deficiencies that appears at page 31 of this document.

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BENCHMARK AGREEMENT: E02.200a	MATCHING PROVISION(S)	VARIATIONS/ OBSERVATIONS 1
<i>D)</i> LANDLORD willing to lease premises to TENANT in exchange for rent		
<i>E)</i> Private instrument		
<i>F)</i> Mutual agreement		
0.00 INTERPRETATION		
0.01 Definitions		
0.01.01 Activities		
0.01.02 Breach		
0.01.03 Building		
0.01.04 Claim		
0.01.05 Common Areas		
0.01.06 Confidential Information		
0.01.07 Dispute		
0.01.08 Encumber / Encumbrance		
0.01.09 Force Majeure		