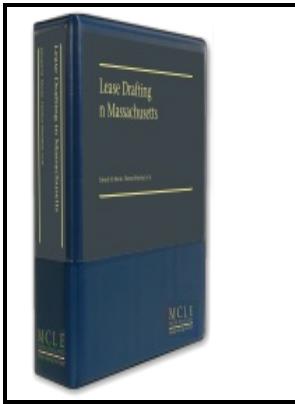


Assignment, subletting, and change of control in a commercial lease - a practical guide

Canada Law Book - The Commercial Lease: A Practical Guide

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- Notes: Includes bibliographical references and index.
- This edition was published in 2002



Filesize: 34.48 MB

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The Commercial Lease: A Practical Guide

Such a transfer carries all the legal implications of any other assignment, except that the assignee has liability for only a portion of the rent proportionate to the interest it receives in the premises. . Assignments and subleases are commonplace.

Assignments and Subleases: The Basics

In fact, the reversionary interest need not even be under the control of the original tenant to qualify the transaction as a sublease. Graduate of the University of Toronto B.

Harvey M. Haber, Q.C.

This distinction can be summarized as follows: Assignment. Comprehensive transfer provisions in leases and assignment documents provide the only real solution.

From the Wild West to the Regulated West: Avoiding Pitfalls in Texas Commercial Leases â€“ Publications

What if either the tenant or assignee bankrupts? In case of a sublease, the subtenant has no rights against the landlord, nor does the landlord have any rights against the subtenant. As such, the landlord is still entitled to recover rent from the assignee despite the breach. If the subtenant fails to pay the rent, you have the power to terminate the sublease, evict the subtenant, and retake the space, just as your landlord can do to you.

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