

Take the Extra Steps Out of Drafting Real Property Documents

LIVEDGAR's Precedent Authority is the premier resource for researching and drafting the documents commonly associated with real property law.

SITUATION: You have been asked by your client to look for leases that have clauses pertaining to improvements made by either the landlord or the tenant. Specifically, you have been asked to research language dealing with "allowances" for said improvements.

SOLUTION: With LIVEDGAR's Precedent Authority, you will be able to efficiently customize your research to focus on language pertaining to allowances in lease agreements.

Precedent Authority is the only industry resource that lets you combine full-text search capabilities and fielded data so you can drill down into the specifics of any key document.

In addition, because Precedent Authority focuses on the specific titles, clauses and language associated with a document, it does not matter why the document was filed. LIVEDGAR searches across all form types to return all applicable results regardless of where the document was attached. This means you are assured of having access to the most complete collection of precedents in the industry.

STEP 1

In the Practice Area drop down menu, select Real Property Models. Once the Document Type menu appears, expand it and check the box next to Lease.

Selecting Real Property and Lease customizes your research and directs LIVEDGAR to only retrieve those documents that meet your selected criteria.

STEP 2

In the View Results section, select the Hits in Context radio button.

When Hits in Context is selected, LIVEDGAR displays excerpts from the most recent hits that match the criteria you enter.

STEP 3

In the Document Free Text box, type *allowance**.

Precedent Authority

Submit Clear

Practice Area Real Property Models

Document Types

- Assignment
- Construction
- Finance
- Lease
- Management
- Mortgage
- Purchase or Sale

View Results

Hits In Context 10 Results

Abbreviated Listing 30 Results

BenchMark Listing (All Index Listing) Log Results View Search Tr

Document Free Text allowance* ?

Free text operators are: AND, OR, NOT, TO, W/n,P/n, *, ?

Search for Documents By:

Document Title (e.g. Exchange)

Clause Title improvements (e.g. Severat)

Defined Terms (e.g. Consid)

Use Fuzzy Search Logic

Governing Law

Law Firm

Financial Search Criteria (Current Market Cap, Revenue, Net Income, S&P 500)

Additional Search Criteria (Company Name, Ticker, CIK, State, SIC, Filing Date, Period Date)

Submit Clear

By leveraging search operators in the Document Free Text box, LIVEDGAR will instantly return search results that are focused on disclosures related to allowances. The search term, *allowance**, directs LIVEDGAR to search for any variation of allowance, such as allowances.

STEP 4

In the Search for Documents By section, type the word *improvements* in the Clause Title box and click the Submit button.

By specifically defining your search terms, you will be assured of returning results that apply to your situation. In this instance, you will be able to view any lease that contains precedent language regarding an allowance in the improvement clause.

STEP 5

On the Search Results page, click on View in the header of the desired document to review the entire section pertaining to “allowances” in the “improvement clause” of a lease.

In the document header, you can also choose to print, e-mail or save that section of the document.

STEP 6

Click the Add as Alert link to receive immediate e-mail notification whenever any lease containing an “allowances” provision in the improvement clause is added to LIVEDGAR.

STEP 7

Check the boxes next to the document header of those items you are most interested in reviewing and then click the Worklist link to add these items to your Worklist.

Clicking the Worklist link adds only the sections of the document you need to your Worklist, allowed them to be stored for review at a later time.

ADDITIONAL RESOURCES

For additional research information, take advantage of these other powerful precedent resources in LIVEDGAR:

- Bankruptcy
- Business Organization
- Employment
- Intellectual Property
- Mergers & Acquisitions

Precedent Authority Search Criteria

Free Text allowance*
Clause Title improvements
Document Types Lease

Next 10 | Display All | Modify Search | Worklist | TDR | Printable Version

Select/Unselect all

1) **Nighthawk Radiology Holdings Inc**
Exhibit 10.23 BUILDING LEASE Date: May 12, 2006 Landlord: WT 215 North Water, LLC Tenant: Nighthawk Radiology Services, LLC Filed 05/15/06

[View](#) | [Email](#) | [Print](#) | [Save](#) | Review Setting | [Add to Worklist](#)

[View All Hits](#) | [Filing Values](#)

41. BROKERAGE:
Tenant warrants that it has no dealings with any broker or agent in connection with this Lease other than the Broker identified in Section 1.20 (whose commission, if any, shall be paid by Landlord pursuant to separate agreement), and Tenant agrees to indemnify and hold Landlord harmless from and against any and all claims, damages, liability and expense (including reasonable attorney fees) arising from any claims or demands of any other broker or agent for any commission or fees in connection with this Lease.

42. TENANT **IMPROVEMENTS**.
Tenant shall be entitled to a Tenant improvement **allowance** for payment to Tenant for a portion of the costs Tenant incurs in performing Tenant's Work in an amount equal to \$145,350.00. Landlord shall pay the Tenant improvement **allowance** to Tenant in two installments, the first being on the Commencement Date and following the Landlord's receipt from Tenant of a sworn list of all contractors and suppliers involved in Tenant's Work, a complete set of working drawings of Tenant's Work, and a building permit issued by the proper authorities. The second installment shall occur upon completion of the Tenant improvements. In no event shall the Tenant improvement **allowance** exceed the sum of \$145,350.00. Tenant shall provide Landlord with all contractor lien waivers

2) **EBANK FINANCIAL SERVICES INC.**
Exhibit 10.4THIRD AMENDMENT TO LEASE Filed 05/15/06

[View](#) | [Email](#) | [Print](#) | [Save](#) | Review Setting | [Add to Worklist](#)

[View All Hits](#) | [Filing Values](#)

(ii) \$15.81 per RSF, from November 1, 2007 through October 31, 2008; and
(iii) \$16.13 per RSF, from November 1, 2008 through October 31, 2009.

(c) Base Year.
During this Extension Term, the "Base Year Operating Costs" shall be the Operating Costs for calendar year 2006.

(d) Tenant **Improvements** and Condition of Premises; Disclaimer.
Tenant hereby acknowledges and agrees that it has had sufficient opportunity to inspect the Premises and any improvements located therein, and the Premises being leased to Tenant in its present "AS IS" condition, without representation, warranty or covenant from landlord. Landlord shall have no obligation to construct or install any improvements of any kind or character whatsoever in or to the Premises or to provide any tenant improvement **allowance** or other **allowance**.

(e) Address for Notices.

Precedent Authority Search Results

[Save Search](#) | [Add as Alert](#) | [More Information](#) | [Rate Schedule](#)

Precedent Authority Search Criteria

Free Text allowance*
Clause Title improvements
Document Types Lease

Next 10 | Display All | Modify Search | Worklist | TDR | Printable Version

Select/Unselect all

Worklist

2 items in Worklist

[Email](#) | [Print](#) | [Save](#) | Review Settings | [TDR](#) | [Remove](#) | [Printable Worklist](#)

Select/Unselect all displayed forms

Company	Form Type	Section	File Date	Pages	Added	Billing Reference	Description
<input type="checkbox"/> EBANK FINANCIAL SERVICES INC	10QSB		05/15/06	3	06/02/06	abc	Exhibit 10.4 THIRD AMENDMENT TO LEASE
<input type="checkbox"/> Nighthawk Radiology Holdings INC	8-K		05/15/06	13	05/31/06	gei	Exhibit 10.23 BUILDING LEASE Date: May 12, 2006 Landlord: WT 215 North Water, LLC Tenant: Nighthawk Radiology Services, LLC

Select/Unselect all displayed forms

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