

**Friday, November 5, 2021
10:30 AM- 11:45 AM**

Peer to Peer 9

Ground Rules for Ground Leases: Be careful out there, it's not as easy as it looks!

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Outline

- I. Ground Leases Generally
- II. Ground Leases as compared to a Space Lease
 - a. Lessee and Lessor Rights and Obligations
 - b. Lessee's Improvements
 - c. Lease Term
- III. Improvement Ownership
 - a. Impacts on Lessee's Financial Package
 - b. Impacts on Lessor's Financial Package
- IV. Surrender Obligations of Lessee
 - a. Casualty Rebuilding Obligation
 - b. Condemnation Award Allocation
- V. Ground Lease Structure Impact on Financeability
 - a. Lessee's Financeability
 - b. Lessor's Financeability
- VI. Ground Lease Structure Impact on Termination Rights
- VII. Lease Provisions Subject to Modification for Ground Lease
 - a. Permitted Use
 - b. Lease Term
- VIII. Ground Lease as compared to Fee Ownership