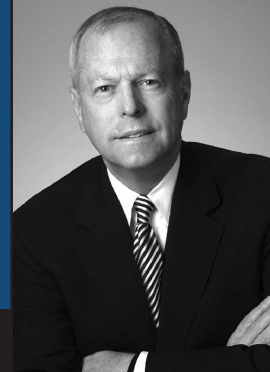




Earn up to 7 Hours MCLE Credit
Earn up to 7 Hours Real Estate Credit

6th Annual Seminar!

Commercial Leases with Michael Meyer



February 10, 2006 • Denver
Grand Hyatt Hotel

March 17, 2006 • Phoenix
Arizona Biltmore Resort & Spa

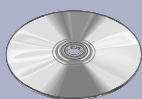
April 7, 2006 • St. Louis
Adam's Mark Hotel

May 12, 2006 • Seattle
Westin Hotel

Who Should Attend

- Lawyers
- Brokers
- Leasing Agents
- Landlords
- Tenants
- Real Estate Professionals
- Developers
- Office, Industrial or Retail Leasing Professionals
- Managers
- ... anyone involved in commercial leasing!

Free to All Registrants



Course
Materials
on CD



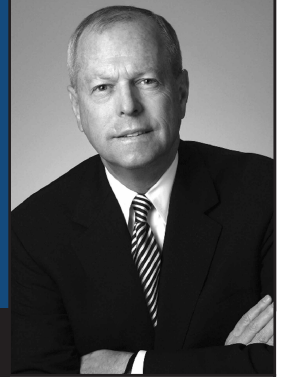
Visit our website at cle.com for a complete listing of MCLE requirements in all states. You will also find a schedule of our upcoming conferences and a listing of available homestudy courses.

Nationally known real estate expert Michael Meyer is one of the industry's leading real estate and leasing lawyers. He is the managing partner of the downtown Los Angeles office of DLA Piper Rudnick Gray Cary. Michael regularly represents many of the country's leading financial institutions, accounting firms and law firms in connection with major lease transactions. The *Los Angeles Business Journal* recently named him one of the 25 most powerful lawyers in Los Angeles. The *Los Angeles Daily Journal* and the *San Francisco Daily Journal* both named him one of the 100 most influential lawyers in California. He was ranked second among all the real estate lawyers in California in *Chambers USA-America's Leading Business Lawyers*, 2003-2004, and was named one of Los Angeles' Ten Top Super Lawyers in a poll published in *Los Angeles Magazine*. Michael is considered one of the country's leading authorities on the establishment of fair market rental rates pursuant to arbitrations, the assignment and subleasing provision and the interrelationships between the tenant improvement agreement and the rent commencement date. He has served as judge *pro tem* in the Los Angeles Municipal Courts and presently serves as an Arbitrator for the American Arbitration Association. Michael regularly performs *pro bono* work for various civic and charitable organizations and is actively involved in charitable and community work.

Register Online at www.cle.com or Call (800) 873-7130
Seminar Schedule and Speaker Biography Inside ▶

6th Annual Seminar!

Commercial Leases with Michael Meyer



February 10, 2006 • Denver
Grand Hyatt Hotel

March 17, 2006 • Phoenix
Arizona Biltmore Resort & Spa

April 7, 2006 • St. Louis
Adam's Mark Hotel

May 12, 2006 • Seattle
Westin Hotel

YES! Please register the following:

- Denver - February 10
- St. Louis - April 7
- Phoenix - March 17
- Seattle - May 12

Name: _____

Name: _____

Name: _____

Firm: _____

Address: _____

City: _____

State: _____ Zip+4: _____

Phone: _____ Fax: _____

Email: _____

Check here if you do not want email notification of future programs.

I cannot attend. Please send me:

- Course Materials Only
- Audio Homestudy Course (Audio Transcript and Materials)
- Email Notification of Future Conferences

© 2005 CLE INTERNATIONAL DENMEY06

Save when two or more register!

- Check payable to CLE International \$ _____ or charge my:
- VISA MASTERCARD AMEX Expiration Date: _____
- Card No: _____
- Signature: _____



Code: WEB

Register Today!

www.cle.com

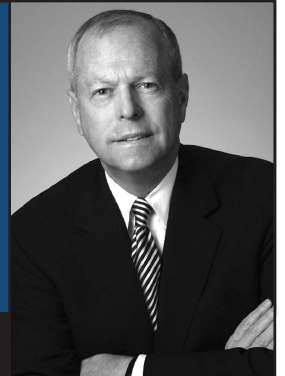
FAX
(303) 321-6320
E-MAIL
registrar@cle.com

MAIL
CLE INTERNATIONAL
1620 Gaylord Street
Denver, CO 80206

PHONE
(800) 873-7130

6th Annual Seminar!

Commercial Leases with Michael Meyer



February 10, 2006 • Denver
Grand Hyatt Hotel

March 17, 2006 • Phoenix
Arizona Biltmore Resort & Spa

April 7, 2006 • St. Louis
Adam's Mark Hotel

May 12, 2006 • Seattle
Westin Hotel

“Michael Meyer is the best speaker on this topic in the United States.”
Stephen Rice, Esq., Rice Silbey Reuther & Sullivan, Las Vegas, NV

“Interesting and relevant. Very well informed and good speaker.”
Sandy Bankek, Granite Properties, Houston, TX

“This is a terrific course and is well worth the time and money. Mr. Meyer delivers the material in a clear and interesting manner.”
Jeff Welch, Cushman and Wakefield, Los Angeles, CA

“Excellent seminar and course materials. Mr. Meyer was well-prepared and has a great deal of experience to draw from.”
Brick Murphy, Esq., Liebmann, Conway Law Firm, Green Bay, WI



Seminar Schedule

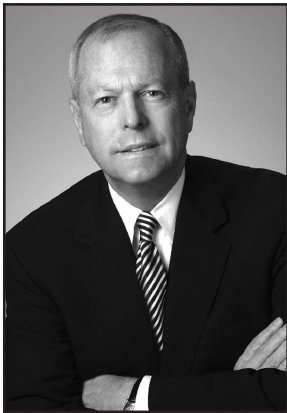
Morning 8:00 a.m. – 12:00 p.m.

- 8:00 Registration and Continental Breakfast
- 8:30 **The Lease and Negotiation Tips**
An Overview
- 8:45 **Requests For Proposal (Short Form and Long Form), Letters of Intent and Term Sheets**
When and How to Use Them
- 9:10 **Lender's Concerns/Protecting the Lender**
Dos and Don'ts; Subordination, Non-Disturbance and Attornment Agreement; Estoppel Certificate
- 9:30 **Checklist**
All of the Key Provisions Put in Perspective
- 10:15 Morning Break
- 10:30 **Current Issues and Developments in Insurance; Interrelationship with Damage and Destruction**
Casualty and Rent Continuation Insurance and How Such Insurance Interrelates with the Damage and Destruction Provisions; Special Focus on Insurance re Terrorists, Earthquakes, Hurricanes and Tornadoes
- 11:15 **Assignments and Subleases**
Balancing Rights; Recapture; the Use Clause; Recognition Agreement
- 12:00 Lunch Break

Afternoon 1:15 p.m. – 5:15 p.m.

- 1:15 **Options and Fair Market Rental**
Options to Expand and Option to Renew; Case Studies on the Importance of Properly Defining Fair Market Rental and Establishing the Correct Procedures to Determine Fair Market Rental
- 2:00 **The Renewed Focus on Tenants' Other Exit Strategies**
Contraction Rights and Early Termination Rights; Exclusives; Signage; Affiliates
- 2:25 **Representing the Small Tenant in a Small Lease Transaction**
The Top Ten Issues
- 3:00 Afternoon Break
- 3:15 **Enforcement of Leases**
Default; Termination; Evictions; Damages
- 3:45 **Operating Expenses**
Inclusions and Exclusions; Gross-Up; Net vs. Gross; Use of Modified Gross Leases; Audit Rights
- 4:45 **The Industrial Lease**
Primary Differences Between the Industrial Lease and the General Office Lease
- 5:00 **Ethical Considerations**
Limitation on Tenants' and Landlords' Recourse; Arbitration and Mediation; Rules of Behavior; Miscellaneous Provisions
- 5:15 Evaluations and Adjourn

Over 2500 people have benefited from Michael Meyer's expertise and engaging presentation style!



In just one day, Michael Meyer will guide you through the “ins and outs” of negotiating and drafting better commercial real estate leases. This informative and practical one-day seminar will give you the opportunity to interact personally with one of the preeminent leasing attorneys in the country and one of the most dynamic speakers you'll ever hear. He'll share his secrets on analyzing lease provisions from the landlord's, tenant's and lender's perspectives, he'll answer your questions, and he'll give you valuable advice that is directly applicable to your practice. Plus, you'll leave with comprehensive course materials prepared by Michael, including many ready-to-use forms.

You won't find a more valuable real estate law program anywhere.

**Save
These
Dates!**

Screenwriting for Lawyers
January 27, Miami

Fiction Writing for Lawyers
February 6, Austin

Class Actions
February 9-10, San Francisco

NEPA
San Francisco, February 1
Denver, February 13-14

Land Use Law
March 16-17, Phoenix

Recreation & Adventure
Program Law & Liability
April 3-4, Denver

For more information about these and other programs, visit our website at www.cle.com.

Meet Your Instructor

Michael Meyer is the managing partner of the downtown Los Angeles office of DLA Piper Rudnick Gray Cary. He regularly represents many of the country's leading financial institutions, accounting firms and law firms in connection with major lease transactions. The *Los Angeles Business Journal* recently named him one of the 25 most powerful lawyers in Los Angeles. The *Los Angeles Daily Journal* and the *San Francisco Daily Journal* both named him one of the 100 most influential lawyers in California. He was ranked second among all the real estate lawyers in California in *Chambers USA-America's Leading Business Lawyers*, 2003-2004, and was named one of Los Angeles' Ten Top Super Lawyers in a poll published in *Los Angeles Magazine*. Michael is considered one of the country's leading authorities on the establishment of fair market rental rates pursuant to arbitrations, the assignment and subleasing provision and the interrelationships between the tenant improvement agreement and the rent commencement date. He has served as judge *pro tem* in the Los Angeles Municipal Courts and presently serves as an Arbitrator for the American Arbitration Association. He regularly performs *pro bono* work for various civic and charitable organizations and is actively involved in charitable and community work.

Past Seminars Attended Nationwide By:

Akin, Gump, Strauss, Hauer & Feld • Alameda County • Alston, Courtnege & Bassetti • Arnold & Porter • AT&T • Baker & Hostetler • Bank of America • BeerWells Real Estate Services • Best, Best & Krieger • Boston Properties • Boulder Bay Real Estate • Broad and Cassel • Broadcast Corporation • Broward County Aviation Department • Brownstein Hyatt & Farber • Bryan Cave • Bureau of Indian Affairs • Cairncross & Hempelmann • California Casualties Management Company • Carramerica Realty Corporation • CB Richard Ellis • Century 21 • Chicago Board of Trade • Cinergy • City of Chicago • City of Ferdinandina Beach • City of Los Angeles • City of Salem • City of San Buenaventura • City of San Rafael • City of Santa Clarita • CMI Brokerage • Coldwell Banker • Colliers International • Columbia West Properties • Commercial Properties of Nevada • Commercial Texas • Conoco Phillips • Cook County State Attorney • Cornerstone Property Management • Costco • County of Alameda • County of Sacramento • County of San Bernardino • County of San Diego • County of Sonoma • Cox, Castle & Nicholson • Cushman & Wakefield • David Bass & Associates • Denver Housing Authority • Derrick Interests • DHL Worldwide • DLA Piper Rudnick Gray Cary • Eagle County Assessor's Office • Equity Office Properties Trust • Equus Management Corporation • eRealty Companies • Faegre & Benson • Farella, Braun & Martel • Farmers Group • Fennemore Craig • Fidelity National Financial • Fireman's Firm Insurance • Florida Power & Light Company • The Fort Worth Club • Frederick Ross • Fujitsu America • Genentech • George Mason University • Gibson, Dunn & Crutcher • GMAC Commercial Mortgage • Goodrich Corporation • Granite Properties • Greenberg Traurig • Grubb & Ellis • Gust Rosenfeld • Heller Ehrman White & McAuliffe • Hines • Holland & Knight • HQ Global Workplaces • In-N-Out Burger • Industrial Properties of Nevada • J.L. Moseley Company • Jack in the Box • Jones Lang Lasalle • Julien J. Studley • Kaiser Permanente • Katten Muchin Zavis & Rosenman • KG Investment Company • King Taco Restaurants • Kroger Real Estate • Latham & Watkins • LeBoeuf, Lamb, Greene & MacRae • Lewis and Roca • Lexis-Nexis • Lockheed Martin • Los Angeles Center Studios • Los Angeles City Attorney's Office • Los Angeles County • Luce, Forward, Hamilton & Scripps • Maricopa County Attorney's Office • Marin Executive Park • Mayer, Brown & Platt • McCullough Hill • McGuireWoods • Mid Ohio Development Corporation • Milbank, Tweed, Hadley & McCloy • Moneytree • Munger, Tolles & Olson • Nestle USA • New Mexico State Land Office • Northwest Hospital & Medical Center • Olympic Property Group • O'Melveny & Myers • Oregon Association of Realtors • Pacific Capital Bank • PacificCorp • PacTrust • Pan America Transport • Paul Hastings Janofsky & Walker • Pepperdine University • Perkins Coie • Pharmerica • Pillsbury Winthrop Shaw Pittman • Port of San Diego Real Estate • Port of San Francisco • Presidio City Trust • Protea Real Estate • Proterra Properties • Quarles & Brady • Raytheon • RE/MAX • River Oaks Properties • Ryley Carlock & Applegate • San Diego Unified Port District Attorney's Office • Santa Clara Valley Water District • Savers • Shell Oil Company • Sheppard Mullin Richter & Hampton • Sidley Austin Brown & Wood • Snell & Wilmer • Southwest Florida Water Management District • Spherion Corporation • SRI International • Starbucks Coffee Company • State Farm Insurance • Staubach Company • Sullivan, Workman & Dee • Taco Bell • Tampa-Hillsborough Expressway Authority • Target Management & Leasing • Terminix Commercial • Santa Clara County • The Metropolitan Water District of Southern California • The Salvation Army • Total Companies • Trainor Robertson • Trammell Crow Company • U.S. Cellular • UCLA • Unigard Insurance Company • United Commercial Bank • United Commercial Realty • University of Southern California • UPS • VERITAS Software • Warner Brothers • Washington State Department of Transportation • Wells Fargo • White & Robinson • Wilson Sonsini Goodrich & Rosati • Winchell's Donuts • Wolf, Rifkin, Shapiro & Schulman

Seminar Information

Continuing Education Credit (MCLE/Real Estate)

Denver: This course has been approved for 8 hours of MCLE credit by the Supreme Court of Colorado Board of Continuing Legal & Judicial Education. This course has been approved for 8 hours of Real Estate credit by the Colorado Department of Real Estate.

Phoenix: The State Bar of Arizona does not approve or accredit CLE activities for the Mandatory Continuing Legal Education requirement. This course may qualify for up to 7 hours toward your annual CLE requirement for the State Bar of Arizona. This course has been approved for 7 hours of Real Estate credit by the Arizona Department of Real Estate.

St. Louis: This course meets the requirements for up to 8 hours of MCLE credit, by the Missouri Bar Association. This course meets the requirements for up to 7 hours of Real Estate credit from the State of Missouri.

Seattle: This course meets the requirements for up to 7 hours of MCLE credit by the Washington State Bar Association. This course meets the requirements for up to 8 hours of Real Estate credit from the State of Washington.

CLE INTERNATIONAL is an approved sponsor in all states having mandatory continuing legal education requirements.

For accreditation in other jurisdictions or disciplines, please contact Jill Shannon, Accreditation Manager, at (800) 873-7130 or jill@cle.com.

Reserve Your Room Early

Denver: Grand Hyatt Hotel, 1750 Welton Street, Denver, CO 80202.

Phoenix: Arizona Biltmore Resort & Spa, 2400 East Missouri Avenue, Phoenix, AZ 85016.

St. Louis: Adam's Mark Hotel, Fourth St. & Chestnut, St. Louis, MO 63102.

Seattle: Westin Hotel, 1900 5th Avenue, Seattle, WA 98101.

To secure your space and get the best rate, please call Community World Travel at (888) 724-0500 or visit www.communityworldtravel.com.

Registration

Advance registration is recommended, and you are encouraged to mail in your registration early. Or simply call in your registration or homestudy order to (800) 873-7130, fax the Registration/Order Form to (303) 321-6320, email your registration to registrar@cle.com or register online at www.cle.com. Full payment is due at the time of registration. Walk-in registrations will be subject to space availability. Please call **CLE INTERNATIONAL** at (800) 873-7130 if you require special accommodations.

About CLE International

CLE INTERNATIONAL, a leading provider of continuing professional education, has been presenting high quality programs nationwide since 1983.

CLE INTERNATIONAL Managing Program Attorney:
Heidi A. Ray, heidi@cle.com.

Course Materials

Each registrant will receive a set of course materials, in print form and on CD, prepared by Michael Meyer especially for this Seminar. A valuable future reference, the course materials and CD are available for \$95 plus \$10 shipping and handling.

Tuition

The tuition fee of \$395 per person (\$345 for government employees, 501(c)(3) organizations, full-time judges, law students and paralegals) includes attendance at all sessions, course materials, continental breakfast and coffee breaks.

Save When Two or More Register

Save \$100 or more with our multiple registrant discount! Tuition is only \$345 per person for two or more from the same firm (\$295 for government employees, 501(c)(3) organizations, full-time judges, law students and paralegals).

Homestudy Package

If you cannot attend, CLE INTERNATIONAL also offers a complete audio transcript of the Seminar (including all course materials and CD) for \$395 plus \$10 shipping and handling. This package may qualify for homestudy credit.

Cancellation

Full tuition refunds (less a \$50 administrative charge) will be given only if notice of cancellation is received by 5:00 p.m. MST seven days preceding the Seminar. Substitutions may be made at any time.

In-House Training Available

Contact CLE INTERNATIONAL to find out how to have Michael Meyer come to your firm for customized in-house training.