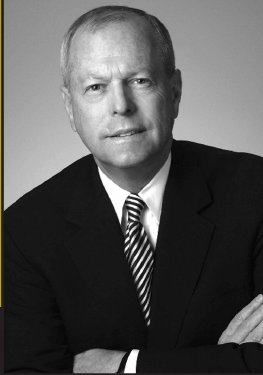


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Commercial Real Estate Leases with Michael Meyer



July 28, 2006 • Honolulu
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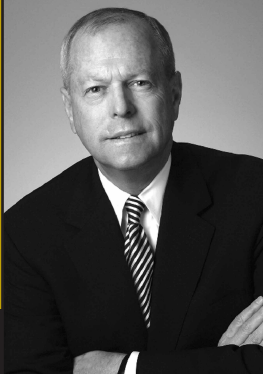
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**The Elite Seminar for
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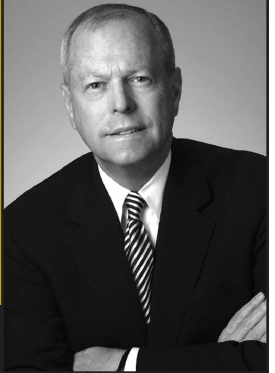
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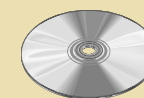
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 - Tenants
 - Real Estate Professionals
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Nationally known real estate expert Michael Meyer is one of the industry's leading real estate and leasing lawyers. He is the managing partner of the downtown 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 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.

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Seminar Schedule and Speaker Biography Inside

Seminar Schedule

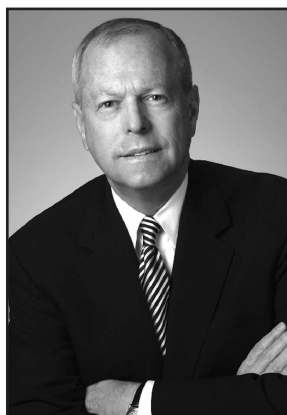
Morning 8:00 a.m. – 12:00 p.m.

- 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 Regarding Terrorism, 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 4,200 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 and the CD.

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Texas Water Law
SuperConference
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September 28-29, Los Angeles

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Meet Your Instructor

Michael Meyer is the managing partner of the downtown Los Angeles and Century City offices 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.

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