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Earn up to 7 Hours Real Estate Credit

One-Day Seminar!

Commercial Real Estate Leases

Comprehensive Coverage of Key Topics

September 16, 2005 • Las Vegas
Riviera Hotel and Casino

October 17, 2005 • Minneapolis
Marriott City Center Hotel



**With Nationally Known
Real Estate Expert**

Michael E. Meyer, Esq.
DLA Piper Rudnick Gray Cary

Free to All Registrants



Course
Materials
on CD

Program Instructor Michael E. Meyer is one of the industry's leading real estate attorneys and a nationally recognized expert. He was named one of the 25 most powerful lawyers in Los Angeles by the *Los Angeles Business Journal* and as one of the 100 most influential lawyers in California by both the *Los Angeles Daily Journal* and the *San Francisco Daily Journal*. He also received CORENET'S Real Estate Professional of the Year Award. He was ranked Number 2 among all of the real estate lawyers in California in *Chambers USA-America's Leading Business Lawyers, 2003-2004*.

In this informative one-day Seminar, Mr. Meyer will take the key lease provisions and go back to the basics. This course is ideal for beginners and experts alike, since each provision will start at the simplest level and go to the most sophisticated level. This Seminar will explain the critical issues and developments that impact you, whether you work on large or small deals, whether you are involved in office, retail, or industrial properties, whether you represent the landlord or the tenant.

This is one professional opportunity you won't want to miss!



Visit our website at [cle.com](http://www.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.

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



schedule

Morning 8:00 a.m. – 12:00 p.m.

Afternoon 1:15 p.m. – 5:30 p.m.

8:00 Registration

8:30 **Introduction**

The Importance of Requests for Proposals;
Letters of Intent

8:45 **Key Provisions**

The Commencement Date; The Tenant Improvement Work
Letter; Measurement of Square Footage

10:00 Morning Break

10:15 **Current Issues and Developments**

Casualty and Rent Continuation Insurance and How Such
Insurance Interrelates with the Damage and Destruction
Provisions; Special Focus on Terrorist Insurance

11:00 **Assignments and Subleases**

Balancing Rights; Recapture; The Use Clause

11:30 **The Renewed Focus on Tenants'
Other Exit Strategies**

Contraction Rights and Early Termination Rights; Exclusives;
Signage; Affiliates; Recognition Agreements

12:00 Lunch Break

1:15 **Options and Fair Market Rental**

Option 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 **Protecting the Landlord and Tenant**

Subordination, Non-Disturbance and Attornment
Agreement; Estoppel Certificate

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

4:15 **Hot Topics**

Preserving the Premises; Repairs and Maintenance; Insurance;
Alterations; Mechanics' Liens; Surrender; Damage and
Destruction; Condemnation; The Energy Crisis

4:55 **The Industrial Lease**

Difference Between the Industrial Lease and
the General Office Lease

5:15 **Ethical Considerations**

Limitation on Tenants' and Landlords' Recourse; Arbitration and
Mediation; Rules of Behavior; Miscellaneous Provisions

5:30 Adjourn

Over 2000 people have benefited from Michael Meyer's expertise and engaging presentation style!



In just one day, Michael 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 his comprehensive course materials, including many ready-to-use forms.

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

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Dates!

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Negotiating Leases
September 29-30, Los Angeles

Commercial Leases
October 17-18, Atlanta

Nevada Water Law
October 20-21, Reno

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

Michael E. 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*. Mr. Meyer 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:

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seminar information

Continuing Education Credit (MCLE/Real Estate)

MCLE: This course has been approved by the Nevada Board of Continuing Legal Education and the Minnesota State Board of Continuing Legal Education for a maximum of 7 hours of credit.

Real Estate: This course meets the requirements for 7 hours of continuing education credit in Nevada and Minnesota.

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

For accreditation in other jurisdictions or disciplines, please contact Brian Fineberg at brian@cle.com or (800) 873-7130.

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 (303) 377-6600 if you require special accommodations.

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

Reserve Your Room Early

Las Vegas: Riviera Hotel & Casino, 2901 Las Vegas Boulevard South, Las Vegas, NV 89109.

Minneapolis: Marriott City Center Hotel, 30 South 7th Street, Minneapolis, MN 55402.

Make your reservation early to secure your space and get the best rate.

Please call Community World Travel at (888) 724-0500 or visit www.communityworldtravel.com.

Tuition

The tuition fee of \$395 per person includes attendance at all sessions, course materials, continental breakfasts and coffee breaks. **CLE INTERNATIONAL** offers special rates for 501(c)(3) organizations, full-time judges, and law students.

Save When Two or More Register

Save \$90 or more with our multiple registrant discount! The tuition fee is only \$350 per person for two or more registering from the same firm.

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.

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 MCLE self-study 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.

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*Michael E. Meyer, Esq.
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“Michael did a great job making the topic and discussions fun and interesting. The material and his knowledge of the topic are both informative and impressive.”

Tim Henderson, Esq., Henderson & Morgan, Reno, NV

“Michael Meyer was a fabulous speaker and very informative.”

Kristen Rentch, Terra Marketing, Phoenix, AZ

“This seminar was perfect for me—practical, enjoyable and not over my head. This was the best CLE I've ever attended!”

Claire Hur, Esq., Williams Kastner & Gibbs, Seattle, WA

“Michael Meyer did a fabulous job of both covering the topic and responding to the needs of the broad cross section of experiences of the class members. Timely, responsive, complete!”

Tom Daly, Touchstone Webb Realty Company, West Palm Beach, FL



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