

Clear Lease™

A lease with no surprises



Before signing, you know with greater certainty the cost of lease expenses for the entire lease term.

What is Clear Lease?

Clear Lease consists of a Normal Rent plus a Fixed Service Charge for the duration of the lease term. The Fixed Service Charge covers all operating expenses as per local leasing practice except for Real Estate Taxes and Utility consumption.

The lease is compliant to new accounting standards that take effect January 2019 (IFRS 16 and GAAP ASC 842 accounting rules).

YOUR BENEFITS



No Service Charge
Reconciliation



Open book
expense
estimation



Property
maintenance
you can trust



Annual uplifts based
on 1 index for the rent
and FSCR



Cost certainty
throughout

LEASE COMPARISON

exclusive of property taxes and utilities

LEASE ITEM	TRIPLE NET LEASE	CLEAR LEASE
CAM (common area maintenance) <ul style="list-style-type: none">• Exterior maintenance and repairs• Exterior utilities• Landscaping• Roof maintenance• Snow removal	Variable and estimated annually	Known and included
Management fee	Variable per annum	Known and included
Property insurance	Variable per annum	Known and included
Annual reconciliation	Variable per annum	Known and included