



Your Lease Review

Call for Free Consultation
215.525.1165



Experienced Retail Lease Attorneys

Leases, like all legal documents, should be reviewed by an experienced attorney. We have been negotiating leases on behalf of clients for decades. Your real estate broker and the landlord have an interest in getting the lease signed with a good term and fair rent, but the fine print is ultimately your responsibility as the business owner. You will most likely be asked to personally guarantee a large portion of the future rent, which can be hundreds of thousands of dollars over the course of many years.

Understanding the Fine Print

"Location, location, location" is the mantra of success in retail. It is prudent after you finally select a location, negotiate the rent and are ready to sign a lease, that you don't let the fine print kill your location down the road. By working with hundreds of franchisees and landlords over the years, we know what to look for, what is critically important and, most importantly, what many landlords will give up. As a retail business, your lease is one of your most important assets.

Every situation and location is unique and every business has a different story to tell. Leases can be complex, long and one-sided contracts. Our role as your attorney is to explain every clause in the lease in plain language and to come up with a plan to negotiate the most tenant-friendly language as possible in the final version.

We know how to balance the legitimate request of landlords against a franchise owner's very real legal needs when it comes to signing a lease. We will negotiate hard on your behalf, without killing the deal or turning off the landlord.

Speed & Responsiveness

Our first step is a thorough review of the landlord's lease, marking up requested changes, comments and any concerns we may have with the language. This first step is critical. It is very difficult to get any further changes not asked for in the first round. And if your attorneys take weeks to give the landlord initial comments, you could be compromising your leverage to get concessions. After we discuss, fine tune and agree on that first round of comments, it is presented to the landlord. Then a conference call is scheduled to come to terms with what is agreeable and to identify all the remaining outstanding issues. The last steps are to negotiate the remaining issues and to work with the landlord's attorney to prepare a signature-ready final version. We understand how critical this step is for you to open your franchise and know how to play the role of expeditor chasing, pushing and pulling all the parties over the finish line.

Flat Fee Pricing

In most instances we offer flat fee pricing for lease negotiation. This gives our clients certainty and the ability to budget their legal costs. Call 215-525-1165 to learn more.

“As a first time franchise owner signing my first lease I needed and hoped for someone that was willing to help me walk through the process, listen to my questions, respond in a timely manner and negotiate for me the best possible lease. Spadea Lignana was the perfect firm. I have more leases to sign and I wouldn't think of using any other combination.”

David, Posted to Google  ★★★★★



 **Spadea Lignana**
Franchise Attorneys

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