



Rent Reviews & Commercial Leases

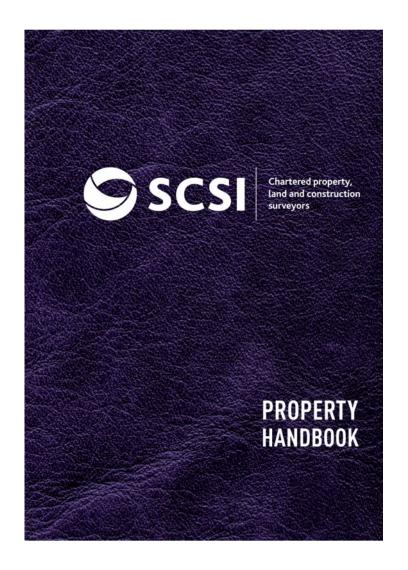
Eamonn Maguire FRICS, FSCSI RICS Registered Valuer







Background









Review the Lease



THIS INDENTURE made the 30th day of Noo Greystones in the County of

and Greystones in the County of the County of Kildare (hereinafter collectively called the Canal of County of Kildare (hereinafter collectively called the Canal of County of Kildare (hereinafter collectively called the Canal of County of Kildare (hereinafter collectively called the Canal of County of Canal o

VITNESSETH AS FOLLOWS:-

In consideration of the yearly rents (and the increases hereinafter provided) and the covenants on the part the reserved as hereinafter provided) and the conditions hereinafter reserved the conditions hereinafter reserved notation that and the conditions hereinafter reserved and and ontained the Landlord HEREBY DEMISSES unto the Tenant ALL THAT THAT THE PROPERTY OF THE STATE OF T

TO HOLD the demised premises unto the Tenant from the 12th by of November One thousand nine hundred and ninety nine for the arm of thirty five years.

EIDING AND PAYING therefore for the first year of the demise annual rent of f13,000 (thirteen thousand pounds), for the cond and third years of the demise the annual rent of f16,000 (thirteen thousand pounds), for the first year of the term the sixteen thousand pounds), for the fourth year of the term the rent pounds, for the first year of the demise the annual rent of f18,800 or the fifth year of the demise the annual rent of f18,800 or the fifth year of the demise the annual rent of f18,800 or the fifth year of the demise the annual rent of f18,800 or the fifth year of the demise the annual rent of f18,800 or the fifth year of the fifth years tho, and thereafter for each research with effect from yeary fifth anniversary of the renewed with effect whin itself by the fifth year of the fifth year of the fifth year period to yl in the Ail Items Consumer Price Index as published by the November of the year of the review date. If the basis for a November of the year of the review date. It the basis for end of the consumer price Index is altered and any a calculation of the Consumer Price Index is altered and any

FEGISTERED IN THE REGISTRY OF DEEDS SUBBLIN, AT 19
MINUTES AFTER 12 O'CLOCK ON THE 32 DAY OF ARTER 12 DAY OF ARTER 1









Review the Lease The Review Clause

FIFTH SCHEDULE (Rent Reviews)

Definitions

In this Schedule, the following expressions shall have the following meanings:

- 1.1 "Base Rate" means the annual rate of interest for the time being chargeable under section 22 of the Courts Act, 1981.
- 1.2 "the Law Society" means the Law Society of Ireland;
- 1.3 "Review Date" means each of the first day of the sixth year of the Term and any additional date notified under clause 7 of this Fifth Schedule and "Relevant Review Date" shall be construed accordingly;
- 1.4 "the Reviewed Rent" means the rent agreed or determined in accordance with the provisions of this Schedule;
- . 1.5 "the Society" means the Society of Chartered Surveyors Ireland;

Rent review

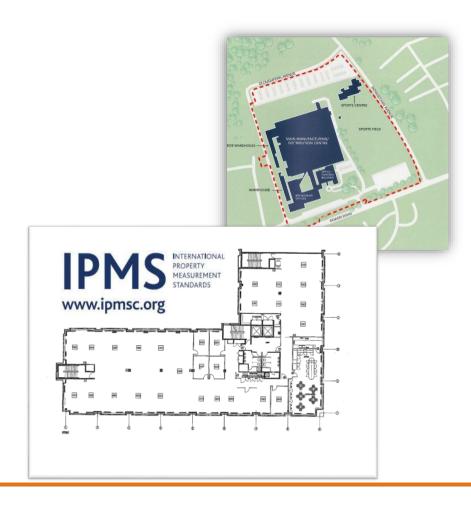
The rent first reserved by this Lease shall be reviewed at each Review Date in accordance with the provisions of this Schedule and, from and including each Review Date, the rent shall equal the







Review the Lease
The Review Clause
Property Inspection & Measurement









Review the Lease
The Review Clause
Property Inspection & Measurement
Improvements









Review the Lease
The Review Clause
Property Inspection & Measurement
Improvements
Market Data









Review the Lease
The Review Clause
Property Inspection & Measurement
Improvements
Market Data
Advise Client







Serve Notice



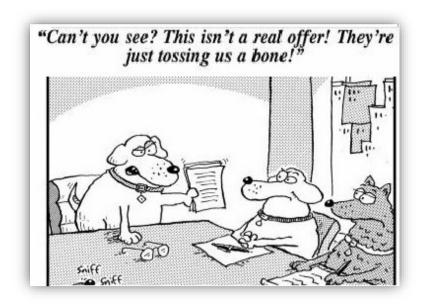
'Look out! the landlord's arrived for his rent increase!'







Serve Notice
Counter Notice









Serve Notice
Counter Notice
Period for Negotiations







Serve Notice
Counter Notice
Period for Negotiations
Settlement – Memorandum of Agreement







Serve Notice

Counter Notice

Period for Negotiations

Settlement – Memorandum of Agreement

Failure to Agree – Referred to Third Party







Phase 3 - Third Party

Arbitrator V Independent Expert







Confirm Appointment







Confirm Appointment Preliminary Meeting







Confirm Appointment
Preliminary Meeting
Order for Directions







Confirm Appointment
Preliminary Meeting
Order for Directions
Oral Hearing or Written Submissions Procedures







Weight applied to evidence







Weight applied to evidence Point of Law







Weight applied to evidence Point of Law The Award







Weight applied to evidence

Point of Law

The Award

Costs

Review of the Award







Proceeding Ex-parte







Proceeding Ex-parte
Order of Termination







Independent Expert Process







Independent Expert Process

Notify the Parties of Appointment

Preliminary Meeting

Directions of Procedural Instructions

Undertake own Investigations

Submissions and Counter submissions from the Parties

Expert Determination

Reasoned Determination

Costs









26/27 Upper Pembroke Street Dublin 2 reception@mcsi.ie 01-649 9096

Thank you for listening



