

ORPEN SOLICITORS FRANKS

IPAV Presentation

14th November 2020

Commercial Lettings & Covid-19

Fionnuala Murphy, Solicitor, Orpen Franks Solicitors

01- 6376200

Leases and the Pandemic

- Cashflow -v- fixed costs
- Lease is a contract
- Termination is possible
- Clear understanding of lease terms essential
- Default may not be cost free!

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Code of Conduct
between
Landlords and Tenants
for
Commercial Rents

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Payment Covenants & The Code

- Rent
- Insurance
- Service Charge

How to document ?

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New Leases ?

Hot terms for HOTs include :

- Covid Clause(s)
- Force Majeure
- Turnover Certificates

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Potential Pitfalls

Keep Open Clauses

Quiet Enjoyment

Statutory Obligations

Communication is Vital!

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