[Sender Name/Company Name]
[Sender Address]
[City, State, Zip Code]
[Email Address]
[Phone Number]

[Date]

[Tenant Name]
[Tenant Business Name]
[Property Address]
[City, State, Zip Code]

RE: Proposal for Lease Restructuring and Yield Optimization - [Suite/Unit Number]

Dear [Tenant Name],

We are writing to you as the landlord of [Property Name/Address]. As part of our ongoing portfolio review and commitment to long-term asset value enhancement, we are reaching out to discuss a potential restructuring of your current lease agreement.

Our goal is to align your operational needs with a strategic financial structure that optimizes yield for the property while providing stability and incentives for your business. We are proposing the following terms for consideration:

- **Lease Term Extension:** An extension of the current term by [Number] years to ensure long-term occupancy.
- **Rent Adjustment:** A revised base rent structure of $[Amount] per square foot, with annual escalations of [Percentage]%.
- **Operating Expense Efficiency:** Transitioning to a [Triple Net (NNN) / Modified Gross] lease structure to better manage recoverable expenses.
- **Capital Improvements:** Landlord contribution of $[Amount] toward tenant improvements or energy-efficiency upgrades to enhance the premises.
- **Yield Optimization Clause:** Implementation of a [Percentage Rent / Early Termination Option / Right of First Refusal] to maximize the asset's performance.

We believe these adjustments will create a more sustainable partnership and improve the overall valuation of the property. This proposal is intended for discussion purposes only and does not constitute a binding agreement until a formal lease amendment is executed by both parties.

Please let us know your availability during the week of [Date] to discuss this proposal in further detail.

Sincerely,

[Signature]

[Printed Name]
[Title]
[Company Name]