

[Law Firm Letterhead]

[Date]

[Landlord Name]

[Address]

[Tenant Name]

[Address]

RE: Waiver of Conflict of Interest Regarding [Property Address/Lease Agreement]

Dear [Landlord Representative] and [Tenant Representative],

This letter follows our discussion regarding [Law Firm Name] representing both [Landlord Name] ("Landlord") and [Tenant Name] ("Tenant") in connection with [describe specific transaction, e.g., the negotiation of a commercial lease extension].

1. Disclosure of Conflict

We currently represent Landlord in [describe general representation] and Tenant in [describe general representation]. Because the interests of a landlord and a tenant are inherently adverse in a lease transaction, a conflict of interest exists under the Rules of Professional Conduct. Specifically, our duty to advocate for the best possible terms for one party may conflict with our duty to do the same for the other.

2. Scope of Limited Representation

In this matter, we will act as [joint counsel/scrivener/mediators] to document the terms agreed upon by both parties. We cannot advocate for one party against the other. If a dispute arises that requires litigation or aggressive negotiation, we will be unable to represent either party in that dispute.

3. Confidentiality

By signing this waiver, you agree that information shared with us by one party regarding this specific transaction may be shared with the other party. However, attorney-client privilege will still be maintained against third parties.

4. Informed Consent

Each party has the right to seek independent legal counsel before signing this waiver. By signing below, you acknowledge that you understand the risks of concurrent representation and voluntarily waive the conflict of interest.

Sincerely,

[Attorney Name]

[Law Firm Name]

ACKNOWLEDGED AND AGREED:

For Landlord:

Signature: _____

Date: _____

For Tenant:

Signature: _____

Date: _____