

## CONFLICT OF INTEREST WAIVER

**Date:** [Insert Date]

**To:**

[Name of Landlord]

[Name of Tenant]

[Name of Guarantor]

**Re: Conflict of Interest Waiver regarding Lease for [Property Address]**

Dear Parties,

This letter confirms that [Law Firm/Attorney Name] ("Counsel") has been requested to represent [Landlord Name], [Tenant Name], and [Guarantor Name] (collectively, the "Parties") in connection with the preparation and execution of the commercial lease and associated personal guarantee for the property located at [Property Address].

**1. Disclosure of Potential Conflict:** Counsel has informed the Parties that a potential conflict of interest exists because the interests of a Landlord, a Tenant, and a Guarantor are inherently different. For example, the Landlord seeks maximum security, the Tenant seeks favorable lease terms, and the Guarantor seeks to limit personal liability.

**2. Waiver of Conflict:** By signing this letter, each party acknowledges that they have been informed of the risks associated with joint representation. Each party hereby waives any conflict of interest arising from Counsel's simultaneous representation of the Landlord, Tenant, and Guarantor in this transaction.

**3. Confidentiality:** The Parties understand that among joint clients, there is no expectation of confidentiality. Any information shared by one party with Counsel may be shared with the other parties involved in this specific matter.

**4. Withdrawal:** The Parties agree that if an actual dispute or litigation arises between them regarding the lease or guarantee, Counsel may be required to withdraw from representing all parties and may not represent any party against the others.

**5. Independent Legal Advice:** Each party acknowledges they have had the opportunity to consult with independent legal counsel before signing this waiver.

Please sign below to indicate your informed consent.

**LANDLORD:**

Signature: \_\_\_\_\_

Print Name: [Name]

**TENANT:**

Signature: \_\_\_\_\_

Print Name: [Name]

**GUARANTOR:**

Signature: \_\_\_\_\_

Print Name: [Name]

**COUNSEL:**

Signature: \_\_\_\_\_

Print Name: [Name]