

CONFLICT OF INTEREST WAIVER AND CONSENT

Date: [Date]

To:

[Landlord Name]

[Tenant Name]

Re: Commercial Lease Renewal for Premises located at: [Full Address of Property]

Dear [Landlord Name] and [Tenant Name],

This letter serves to confirm that [Law Firm/Brokerage Name] (the "Firm") has been requested to represent both the Landlord and the Tenant in connection with the renewal of the commercial lease for the property mentioned above.

1. Disclosure of Potential Conflict: The Firm acknowledges that the interests of the Landlord and the Tenant are inherently adverse in a lease renewal negotiation (e.g., determination of rent, duration of term, and maintenance obligations). Representing both parties creates a potential conflict of interest.

2. Waiver: By signing this letter, both Landlord and Tenant acknowledge that they have been informed of the risks associated with joint representation. Both parties hereby waive any conflict of interest arising from the Firm's dual representation in this specific matter.

3. Confidentiality: Both parties understand that any information shared with the Firm by one party relating to this negotiation may be shared with the other party. There is no expectation of confidentiality between the parties in this joint representation.

4. Withdrawal: If a dispute arises between the Landlord and the Tenant that cannot be resolved through negotiation, the Firm may be required to withdraw from representing both parties and may advise both parties to seek independent legal counsel.

5. Independent Advice: Both parties acknowledge they have had the opportunity to seek independent legal advice before signing this waiver.

Please sign below to indicate your informed consent to this joint representation.

LANDLORD:

[Name/Signature]

Date: _____

TENANT:

[Name/Signature]
Date: _____

REPRESENTATIVE/FIRM:

[Name/Signature]
Date: _____