

CONFLICT OF INTEREST WAIVER

Date: [Insert Date]

To:

[Landlord Name/Entity]

[Address]

And To:

[Tenant Name/Entity]

[Address]

RE: Waiver of Conflict of Interest regarding [Property Address] and Bankruptcy Proceedings of [Tenant Name]

Dear [Landlord Name] and [Tenant Name],

This letter confirms that [Law Firm/Attorney Name] (the "Firm") has been requested to represent [Party Name, e.g., the Landlord] in connection with the commercial lease and the ongoing or potential bankruptcy proceedings of [Tenant Name].

The Firm currently represents, or has previously represented, [Other Party Name] in unrelated matters. Under applicable Rules of Professional Conduct, a conflict of interest may exist when a firm represents one client in a matter directly adverse to another current or former client.

Disclosure of Conflict:

The Firm acknowledges that its representation of [Landlord] in the bankruptcy and lease dispute is directly adverse to the interests of [Tenant]. Specifically, the Firm may be required to negotiate lease assumptions, rejections, or claims for unpaid rent within the bankruptcy court.

Waiver and Consent:

By signing this letter, both Landlord and Tenant acknowledge the following:

- The Firm has disclosed the nature of the conflict.
- Each party has had the opportunity to consult with independent legal counsel regarding the implications of this waiver.
- Both parties believe the Firm can provide competent and diligent representation to [Landlord/Tenant] without adversely affecting the relationship with the other.
- Both parties hereby waive any conflict of interest arising from the Firm's representation in this specific matter.

Confidentiality:

The Firm will maintain the confidentiality of information obtained from both parties and will not use any proprietary information from one party to the detriment of the other, outside of the scope of this specific legal proceeding.

Please indicate your consent by signing below.

Sincerely,

[Attorney Name]

[Law Firm Name]

ACKNOWLEDGED AND AGREED:

For [Landlord Name]:

Signature: _____

Date: _____

For [Tenant Name]:

Signature: _____

Date: _____