

Course : Commercial leases - Level 1: mastering the regulations

Practical course - 2d - 14h00 - Ref. BAU

Price : 1590 CHF E.T.

★★★★☆ 4,4 / 5

This practical training course will enable you to master the regulations governing commercial leases and understand the obligations and rights of the various parties. You will also learn how to draft certain clauses and secure the renewal, termination and cancellation of a lease.

Teaching objectives

At the end of the training, the participant will be able to:

- ✓ Identify and analyze key clauses in commercial leases
- ✓ Control the monitoring of commercial leases and secure their renewal or termination
- ✓ Avoid the pitfalls of certain clauses
- ✓ Prevent the risk of litigation

Intended audience

Real estate directors, property managers, general service managers, financial directors, chartered accountants, and anyone dealing with commercial leases as part of their business.

Prerequisites

No special knowledge required.

Practical details

Hands-on work

Theoretical input and practical exercises. Exchange and feedback.

Course schedule

PARTICIPANTS

Real estate directors, property managers, general service managers, financial directors, chartered accountants, and anyone dealing with commercial leases as part of their business.

PREREQUISITES

No special knowledge required.

TRAINER QUALIFICATIONS

The experts leading the training are specialists in the covered subjects. They have been approved by our instructional teams for both their professional knowledge and their teaching ability, for each course they teach. They have at least five to ten years of experience in their field and hold (or have held) decision-making positions in companies.

ASSESSMENT TERMS

The trainer evaluates each participant's academic progress throughout the training using multiple choice, scenarios, hands-on work and more.

Participants also complete a placement test before and after the course to measure the skills they've developed.

1 Understanding the legal framework

- The legal status of commercial leases and the conditions for benefiting from them.
- Commercial and professional leases.
- New short-term leases.

Hands-on work

Focus on the so-called Pinel Law No. 2014-626 of June 18, 2014; and its Decree No. 2014-1317 of November 3, 2014.

2 Know the rights and obligations of the parties

- Rules of public policy binding on the parties.
- Legal limits to contractual obligations.
- Contractual arrangements.

Case study

The main impacts of the reform of contract law following Ordinance n°2016-131 of February 10, 2016 on commercial leases.

3 Setting rent and managing rent changes during the lease term

- Initial rent setting.
- Rent changes during the lease: legal triennial review, indexation clause, reference indices (ILC or ILAT).
- Smoothing out rent increases.
- Inventory of charges, taxes and levies.

Exercise

Calculate rent indexation.

4 Identifying strategic and sensitive clauses in a commercial lease

- Lease term.
- An inventory of fixtures is now mandatory.
- Use of premises: related and complementary activities.
- Assignment: The seller's warranty is limited to three years.
- Distribution of work between lessor and lessee.

Storyboarding workshops

Draw up a provisional and summary statement of work every three years.

5 Anticipating the end of your lease

- The lessor's notice for repossession.
- Early lease termination in the event of the tenant's retirement.
- Renewal request.

Case study

Identify the formal and substantive requirements for issuing a notice of termination: by extrajudicial act or registered letter with acknowledgement of receipt.

TEACHING AIDS AND TECHNICAL RESOURCES

- The main teaching aids and instructional methods used in the training are audiovisual aids, documentation and course material, hands-on application exercises and corrected exercises for practical training courses, case studies and coverage of real cases for training seminars.
- At the end of each course or seminar, ORSYS provides participants with a course evaluation questionnaire that is analysed by our instructional teams.
- A check-in sheet for each half-day of attendance is provided at the end of the training, along with a course completion certificate if the trainee attended the entire session.

TERMS AND DEADLINES

Registration must be completed 24 hours before the start of the training.

ACCESSIBILITY FOR PEOPLE WITH DISABILITIES

Do you need special accessibility accommodations? Contact Mrs. Fosse, Disability Manager, at psh-accueil@orsys.fr to review your request and its feasibility.

6 Cancelling a lease

- The resolatory clause.
- Tenant bankruptcy.

Hands-on work

Drafting a resolatory clause.

7 Exercising the right to renewal

- Conditions for renewal.
- Setting the renewal rent.
- The right of option and the right of repentance.

Case study

Study on the tenant's preferential right in the event of the commercial premises being put up for sale.

8 Knowing and securing the procedure

- Procedures for refusing renewal.
- Setting and collecting rents.
- Payment of eviction compensation.

Case study

Identify warning points in the event of a tenant's financial default.

Dates and locations

REMOTE CLASS

2026 : 1 June, 1 June, 14 Sep., 14 Sep., 19 Nov.,
19 Nov.