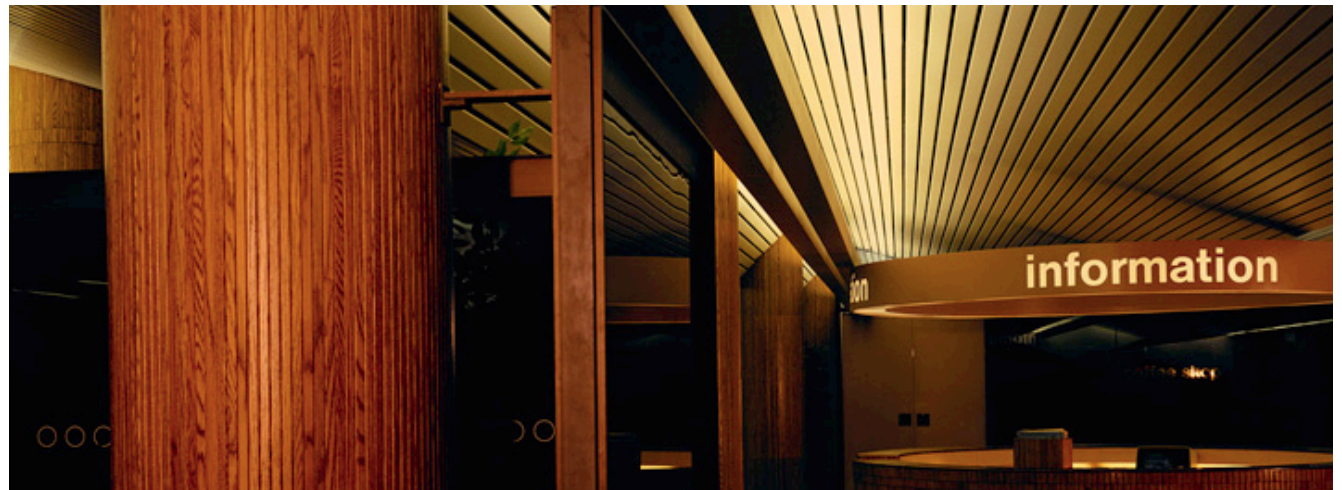


Tenant Lease Management

Manage Your Business, Not Your Space

Our “Done for You” management of your lease and real estate gives you peace of mind, and saves you money. It’s like having your own real estate department.





“I'm honestly surprised the landlord made as many concessions as they did. We're MILES ahead of where I'd be without your assistance”
J. Rancher

“They solved a huge real estate lease issue that could have cost me my practice. You owe it to yourself to contact Greenstead first.”

**Dr. Rob Rosborough, D.C.
B.Sc**

We're Your Company Real Estate Department Minus The Cost

National chains have in-house real estate departments for a reason. Here is why:

Your real estate may be your biggest single operating expense. Leases are complicated and they contain risks for you and your business if not managed properly. Imagine what can happen to your business if you failed to exercise a renewal option on time, for example. What if you didn't realize you had alternatives if something goes wrong at the property?

You've got hundreds of things on your mind. You are focused on your business, and rightly so. We are here to assist you with correctly and effectively managing your real estate requirements, so that is one less - BIG - thing you don't have to lose sleep over.

Here is how we help you save money and reduce risk.

We assist you negotiating the business terms of the lease, using our proprietary list of clause modifications. These save you money and reduce your risk over the time of the lease.

We'll maintain an electronic copy of the lease, so you always have a back up in an emergency.

We manage, and give you advanced notice of, important dates and milestones. You'll never miss critical landlord notification dates. This maintains your ongoing negotiation strength.

You'll be guided through unusual events such as a landlord's request for an estoppel certificate.

You'll get an easy to understand management copy of the lease, in addition to the legal lease. If you have a question about something in the lease you can simply refer to that management copy - or call us.*

Have a concern or problem about the property, management company, or landlord? We can assist.

You get the same level of advice that largest tenants have, but at a fraction of the cost.

“That alert saved my business. I was so focused on my business I would have lost my lease options”
Tom O.

Harness 200 years of specialized commercial real estate experience.

Our team of specialized experts include a highly respected and experienced lawyer specializing in representing tenants in commercial lease transactions.

We also have commercial lease and management specialists, lease analysts, lease negotiators, corporate real estate experts, facility managers and property tax advisors.

This is how you can afford all that we offer.

We provide our basic lease management service for far less than a dollar a day per lease. All our other services are provided on an a la carte basis that you can use only when you need them.

We also aggregate all the independent businesses to create our economies of scale. A single business simply can't access all this from anyone else at our prices.

A Case Study

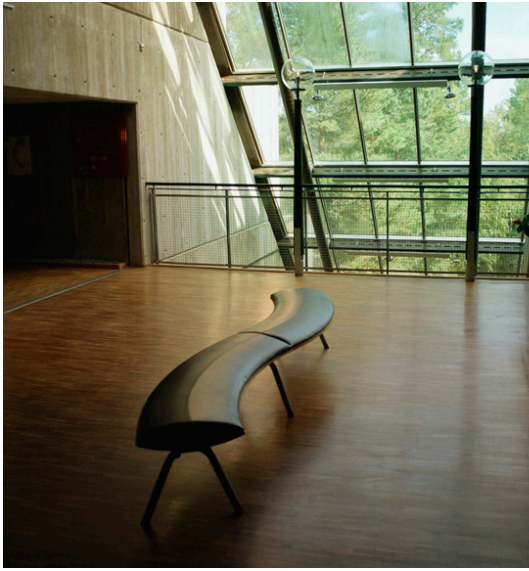
Tom O., an entrepreneur, signed a 10-year lease with two options to renew the lease, each for 5 years and each at pre-negotiated rents.

Over the course of the initial 10 year term rents in the area increased significantly making Tom's pre-negotiated rents on renewal very attractive.

Tom had to send a notice to the landlord within a very narrow timeline to exercise the first renewal option. If Tom missed that “window of opportunity” he would not be able to renew the lease under the first option *and* he would forfeit the second option too.

Tom would have to enter into a new lease at current market rents in order to stay, which would have been financially disastrous.

Fortunately, he received an alert under the lease management system reminding him to renew the lease within the timeframe. The lease management alert saved Tom over \$120,000 in extra rent he would have incurred otherwise.

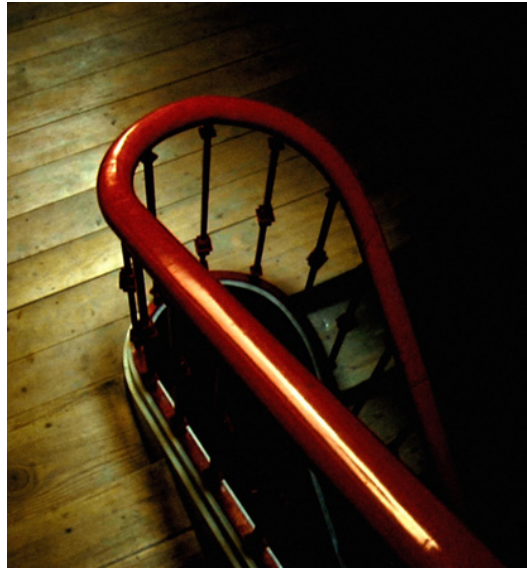


Lease Management

Don't file it and forget it!

We electronically store key elements of your lease and provide you with critical notifications of important lease events every year over the term of the lease for a low annual fee.

We back up your lease document so you always have a copy in case of a disaster.



Lease Wording Negotiation

Once the basic business terms have been agreed in the letter of intent, the real important negotiations begin.

Our legal expert will ensure you don't have to pay more than you should for your space, or assume more risk too.

Over 200 changes were made to one client's lease. Changes he didn't know he could, or should, make.

We've negotiated and managed 1,000s of leases and know what you need for your successful real estate lease.



Lease Consultation

Have a question, and issue that needs resolving with your space, lease or landlord? Want to assign or sublet your space? We're here to help.

Our lease consultation services are provided a la carte. And it is simple to use.

Contact us. Tell us the concern. We will provide a cost estimate before we start work. Many questions are answered for a low flat fee, but we also handle complex issues.



To Learn More and Get a Complimentary Consultation About
These Services Contact the Greenstead Consulting Group



Greenstead Consulting Group

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