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CRITICAL CONSIDERATIONS BEFORE YOU SIGN A BUSINESS LEASE

1 Is the property correctly zoned for your use? For example, a CrossFit studio is not an outright permitted use in the IL zone.

2 Have you confirmed with the City of Bend that the SDCs are paid for your intended use?

3 Does the property have sufficient utility services to the site? Appropriate water line, sewer line, electrical service, telco, etc.?

4 Do you need a certificate of occupancy before you occupy the building?

5 Is the existing signage acceptable? Is the signage per code, grandfathered in, or will it be removed?

6 What is the status of the ADA compliance of the property? Will you be required to upgrade the building?

7 Did you negotiate a lease term and rate where you know exactly what your rate is during the entire term of the lease and renewal options?

8 Were you able to negotiate a right of first refusal on adjoining space within the facility?

9 Did the landlord and tenant meet in person, and do both parties feel comfortable about their new partnership?

10 Does your lease allow you to transfer or sell your business?



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