Volume 33

CHAPTER 1. NATURE OF THE LANDLORD-TENANT RELATIONSHIP

§	1:1	Tenures—Historical background
§	1:2	The evolution of land tenure in the United States
§	1:3	Origin and evolution of leases
§	1:4	Definitions
§	1:5	Landlord-tenant relationship in general
§	1:6	Consideration
§	1:7	Interest granted and retained
§	1:8	Lodging housekeeper and lodger
§	1:9	The YMCA and other charitable or philanthropic institutions
§	1:10	Employer-employee relationships
§	1:11	Fraternity houses and dormitories of educational institutions
§	1:12	Community residence tenancy law
§	1:13	Hotels
§	1:14	Licensor and licensee
§	1:15	License agreement—Form 🖫
§	1:16	Bailor and bailee
		CHAPTER 2. CREATION OF LANDLORD-TENANT RELATIONSHIP
		A. EXPRESS METHODS
§	2:1	
	2:1 2:2	By express agreement
§	2:2	By express agreement By assignment
§ §		By express agreement
§ § §	2:2 2:3	By express agreement By assignment By conveyance
§ § §	2:2 2:3 2:4	By express agreement By assignment By conveyance By attornment
§ § §	2:2 2:3 2:4	By express agreement By assignment By conveyance By attornment
8 8 8 8 8 8	2:2 2:3 2:4 2:5	By express agreement By assignment By conveyance By attornment Subleases B. IMPLIED METHODS
§ § § § § § § §	2:2 2:3 2:4 2:5	By express agreement By assignment By conveyance By attornment Subleases B. IMPLIED METHODS In general
\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2:2 2:3 2:4 2:5 2:6 2:7	By express agreement By assignment By conveyance By attornment Subleases B. IMPLIED METHODS In general By occupancy
\$\omega\$ \$\o	2:2 2:3 2:4 2:5 2:6 2:7 2:8	By express agreement By assignment By conveyance By attornment Subleases B. IMPLIED METHODS In general By occupancy By holding over after expiration of term
	2:2 2:3 2:4 2:5 2:6 2:7 2:8 2:9	By express agreement By assignment By conveyance By attornment Subleases B. IMPLIED METHODS In general By occupancy By holding over after expiration of term Holding over by death—Dissolution of estate
	2:2 2:3 2:4 2:5 2:6 2:7 2:8	By express agreement By assignment By conveyance By attornment Subleases B. IMPLIED METHODS In general By occupancy By holding over after expiration of term

CHAPTER 3. TENANCIES

A. TENANCIES FOR YEARS

§ § §	3:1 3:2 3:3 3:4 3:5 3:6	Historical summary Generally Requirements Term Incidents—Rights, duties and liabilities Termination
		B. TENANCIES AT WILL
§ §	3:7 3:8 3:9 3:10	Definition and nature Creation Incidents—Rights and liabilities of a tenant at will Termination
		C. TENANCIES AT SUFFERANCE
§ §	3:11 3:12 3:13 3:14	Definition and nature Creation Incidents—Duties, rights and liabilities Termination
		D. MISCELLANEOUS
§ §	3:15 3:16 3:17 3:18	Permissive tenancies Illegal occupancy of the premises M.G.L.A. c. 186, § 13 and residential foreclosure Tenancy based on claims of occupancy based on either restriction in the deed; covenant in the deed; theory of easement, or rights based on a theory of implied trust
		CHAPTER 4. AGREEMENTS TO LEASE
		A. IN GENERAL
§ § §	4:1 4:2 4:3 4:4 4:5	Nature and requisites Rights and liabilities Distinguished from leases General form of agreement to lease Agreement for lease to be granted on termination of existing lease
§ § § §	4:6 4:7 4:8 4:9 4:10 4:11 4:12	Agreement to lease a dwelling house Agreement for lease of building for business purposes Agreement for lease of retail space at a shopping center Options for a lease Form of option to lease Coption distinguished from right to extend Option to renew—Form

\$ \$ \$ \$	4:13 4:14 4:15 4:16 4:17	Right to extend—Form
8	4:18 CH	Complaint to compel specific performance—Form H APTER 5. DEFINITION, NATURE AND REQUIREMENTS OF LEASE
		A. DEFINITION AND NATURE OF LEASES
§	5:1	Definitions
		B. REQUISITES OF LEASES
Ş	5:2	Requisites of leases—Generally
	5:3	Signature
	5:4	Consideration
	5:5	Seal
§	5:6	Acknowledgement
§	5:7	Descriptions
§	5:8	Execution
	5:9	Commencement
	5:10	Statute of frauds
	5:11	Agent's authority to execute leases
	5:12	Capacity of the parties
	5:13	Delivery and acceptance
	5:14	Recording requirements
	5:15	Notice of lease—Form
	5:16	Another form
	5:17	Fraud
8	5:18	Sunday leases
		E. VALIDITY OF LEASES
§	5:19	Illegality of object
	5:20	Waiver of certain rights void and unenforceable
	5:21	Estoppel by lease
	5:22	Estoppel certificate—Form
	5:23	Modification—In general
		Oral modification
§	5:25	Written modification
	5:26	Amendments to leases
		CHAPTER 6. PARTIES TO A LEASE
Ş	6:1	Generally
	6:2	Minors
	6:3	Married persons

§	6:4	Tenants in common
-	6:5	Lease to tenants in common—Form
-	6:6	Form 🖫
	6:7	Joint tenants
	6:8	Lease to joint tenants—Form
§	6:9	Form 🖫
	6:10	Tenants by the entirety
§	6:11	Conservators or guardians—Generally
	6:12	Probate petition for lease of property by guardian—Form
§	6:13	Executors and administrators
§	6:14	Agents
§	6:15	Trustees
§	6:16	Life tenants
§	6:17	Lease for life—Form
§	6:18	Municipalities
§	6:19	Resolution authorizing the making of lease by municipality—Form
§	6:20	The commonwealth as lessor
	6:21	The commonwealth as lessee
	6:22	Corporations
	6:23	Certificate of secretary respecting corporate resolution authoriz
-		ing the corporation to enter into lease—Form
	C 04	Partnerships
§	6:24	
	6:24 6:25	Aliens
		Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS
		Aliens
§	6:25	Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS
§ §	6:25 7:1	Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general
§ § §	7:1 7:2	Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal
& & & & &	7:1 7:2 7:3	Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form
& & & & &	7:1 7:2	Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease— Form
8 8 8 8	7:1 7:2 7:3	Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease—
	7:1 7:2 7:3 7:4 7:5 7:6	Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease— Form Covenant by lessor giving lessee option to renew—Form Another form
	7:1 7:2 7:3 7:4 7:5 7:6 7:7	Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease— Form Covenant by lessor giving lessee option to renew—Form —— Another form Option in lease to extend lease—Form
	7:1 7:2 7:3 7:4 7:5 7:6	Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease— Form Covenant by lessor giving lessee option to renew—Form —— Another form Option in lease to extend lease—Form Option to lessee to renew lease—Form
	7:1 7:2 7:3 7:4 7:5 7:6 7:7	Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease— Form Covenant by lessor giving lessee option to renew—Form —— Another form Option in lease to extend lease—Form Option to lessee to renew lease—Form Renewal provision containing rental based upon specified per-
	7:1 7:2 7:3 7:4 7:5 7:6 7:7 7:8 7:9	Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease— Form Covenant by lessor giving lessee option to renew—Form Another form Option in lease to extend lease—Form Option to lessee to renew lease—Form Renewal provision containing rental based upon specified per centage of appraised value of premises—Form
	7:1 7:2 7:3 7:4 7:5 7:6 7:7 7:8	Aliens CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease— Form Covenant by lessor giving lessee option to renew—Form —— Another form Option in lease to extend lease—Form Option to lessee to renew lease—Form Renewal provision containing rental based upon specified per-
	7:1 7:2 7:3 7:4 7:5 7:6 7:7 7:8 7:9	CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease— Form Covenant by lessor giving lessee option to renew—Form Another form Option in lease to extend lease—Form Renewal provision containing rental based upon specified per centage of appraised value of premises—Form Notice to lessor of lessee's election to extend the lease—Form Notice by lessee to lessor of election to renew term of lease—
	7:1 7:2 7:3 7:4 7:5 7:6 7:7 7:8 7:9 7:10	CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease—Form ——Another form Option in lease to extend lease—Form Option to lessee to renew lease—Form Renewal provision containing rental based upon specified per centage of appraised value of premises—Form Notice to lessor of lessee's election to extend the lease—Form Notice by lessee to lessor of election to renew term of lease—Form
	7:1 7:2 7:3 7:4 7:5 7:6 7:7 7:8 7:9 7:10	CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease— Form Covenant by lessor giving lessee option to renew—Form —— Another form Option in lease to extend lease—Form Option to lessee to renew lease—Form Renewal provision containing rental based upon specified per centage of appraised value of premises—Form Notice to lessor of lessee's election to extend the lease— Form Construction of renewal clauses Complaint for specific performance of an option to renew by
	7:1 7:2 7:3 7:4 7:5 7:6 7:7 7:8 7:9 7:10 7:11 7:12 7:13	CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease—Form — Another form Option in lease to extend lease—Form Option to lessee to renew lease—Form Renewal provision containing rental based upon specified percentage of appraised value of premises—Form Notice to lessor of lessee's election to extend the lease—Form Notice by lessee to lessor of election to renew term of lease—Form Construction of renewal clauses Complaint for specific performance of an option to renew by lessee—Form
	7:1 7:2 7:3 7:4 7:5 7:6 7:7 7:8 7:9 7:10 7:11	CHAPTER 7. RENEWALS, EXTENSIONS AND OPTIONS TO PURCHASE A.RENEWALS AND EXTENSIONS Renewals and extensions in general Methods of creation of a renewal Renewal option—Form Stipulation giving lessee option to extend term of lease— Form Covenant by lessor giving lessee option to renew—Form —— Another form Option in lease to extend lease—Form Option to lessee to renew lease—Form Renewal provision containing rental based upon specified per centage of appraised value of premises—Form Notice to lessor of lessee's election to extend the lease— Form Construction of renewal clauses Complaint for specific performance of an option to renew by

Ş	7:16	Option in lease to purchase leased premises—Form
	7:17	Covenant by lessor giving lessee option to purchase—Form
	7:18	First refusal option to purchase—Form
	7:19	Another form 🖫
	7:20	Notice to lessor of lessee's election to exercise option to purchase
		leased premises—Form
§	7:21	Complaint for specific performance of an option to purchase—
		Form 🖫
	CHA	PTER 8. ASSIGNMENTS, SUB-LEASES AND MORTGAGES
g	8:1	Assignments and subleages Historical hash-mound
	8:2	Assignments and subleases—Historical background Generally
-		Rights and liabilities of an assignor
	8:3	Rights and liabilities of an assignee
	8:4	
	8:5 8:6	Rights and liabilities of sublessor and subtenants Assignment of lease—Form
	8:7	Assignment and assumption of lease—Form
	8:8	Consent requirement for assignment of lease—Form
	8:9	
8	8:10	Assignment by lessee and assumption by assignee of payment of rent and performance of covenants—Form
8	8:11	Consent of lessor to assignment of lease by lessee—Form
	8:12	Complaint by assignee to recover rents converted by defendant
8	0.12	after making of assignment—Form
8	8:13	Consent by lessor to lessee to sublet—Form
	8:14	Consent requirement to sublet—Form 🖫
	8:15	Consent requirement to subject—Form (m)
	8:16	Prohibition against assignment and subletting—Form
	8:17	Consent requirement to rescind, surrender, modify or amend—
3	0.17	General form
§	8:18	Assignment and sublease without consent—Form
§	8:19	Mortgages—Generally
§	8:20	Rights and liabilities of mortgagors and mortgagees
§	8:21	Mortgage of reversions
§	8:22	Lessor's right to mortgage—Form
§	8:23	Mortgage of leaseholds
§	8:24	Mortgage of leasehold by way of assignment—Form
§	8:25	Clause in lease—Mortgaging leasehold—Form
	8:26	Lessee's right to mortgage—Form
	8:27	Subordination of lease to mortgage—Form
	8:28	Ground lease provision for subordination—Form
§	8:29	Rights of mortgagee clause—Form
	8:30	Recognition and non-disturbance agreement between mortgagee
-		and tenant—Form
		CHAPTER 9. DRAFTING OF LEASES AND FORMS
_	9:1	General form and contents
§	9:2	Essential parts of lease

6 0 0	D + 0.1 1
§ 9:3	Date of the lease
§ 9:4	Date of the lease—Form
§ 9:5	Rental commencement date—Form
§ 9:6	Parties to a lease
§ 9:7	Form 🖫
§ 9:8	No partnership between landlord and tenant—Form
§ 9:9	Description of the premises leased
§ 9:10	Description of the premises—Form
§ 9:11	Description of premises—Country cottage—Form
§ 9:12	Dwelling house—Form 🖫
§ 9:13	Description of the premises leased—Apartment—Form
§ 9:14	Description of premises—Rooms in dwelling house—Form
§ 9:15	One family dwelling—Form
§ 9:16	Space in office building—Form 🖫
§ 9:17	Store—Form 🖫
§ 9:18	Description of premises (including provision for remeasurement
	of premises)—Retail store—Form
§ 9:19	Term of the lease
§ 9:20	Form 🖫
§ 9:21	Term from year to year—Form 🖫
§ 9:22	Term from month to month—Form
§ 9:23	For term of years—Retail store—Form
§ 9:24	Holding over by tenant—Form 🖫
§ 9:25	Renewal provision—Commercial tenant protection provision
§ 9:26	Statement of rent
§ 9:27	Form 🖫
§ 9:28	\longrightarrow Another form \square
§ 9:29	Rights and obligations of the parties to the agreement
§ 9:30	Tenant's right to audit additional costs—Form
§ 9:31	Additional obligations of the lessee—Form
§ 9:32	Remedies of the parties to the lease agreement
§ 9:33	Form 🖫
§ 9:34	Checklist for drafting commercial leases
§ 9:35	Commercial leases—Generally
§ 9:36	Express undertaking by tenant to remain in business on the
	premises
§ 9:37	Lease for general commercial purposes—Form 🖫
§ 9:38	Another form
§ 9:39	\square Another form \square
§ 9:40	Commercial lease—Building to be constructed by landlord—Fixed
	rental—Five year term—Clauses protecting tenant's inter-
	ests — Form
§ 9:41	General business property lease—Form
§ 9:42	Lease of building for business purposes with option to purchase—
	Form 🖫
§ 9:43	Long term lease—Form 🖫
§ 9:44	Long term (99 year) lease providing for erection of building on
	the premises by the lessee—Form
§ 9:45	Retail lease—Form
§ 9:46	Percentage leases—Generally
	•

\$ 9:47 Percentage lease—Form \$ 9:48 Percentage lease—Form \$ 9:50 Store lease—Short form \$ 9:51 Department store lease—Form \$ 9:52 — More detailed form \$ 9:53 Gasoline station lease—Form \$ 9:54 Commercial restaurant—Form \$ 9:55 Lease of offices in building—Form \$ 9:56 Lease of offices in building—Form \$ 9:57 Office lease agreement—Form \$ 9:57 Office lease agreement—Form \$ 9:59 Assignment of lease—Form \$ 9:59 Assignment of lease—Form \$ 9:60 Sale and lease back transactions—Generally Lease of land for a golf course—Form \$ 9:62 Residential rental application \$ 9:63 Residential short form lease—Form \$ 9:64 Residential lease for years—Form \$ 9:65 — Another form \$ 9:66 Another form \$ 9:66 Another form \$ 9:68 9:67 House lease (plain language) \$ 9:71 Lease of furnished dwelling house for short term and month to month—Form \$ 9:73 Standard form apartment lease—Form \$ 9:74 — Self-extending apartment lease—Form \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified self-extending apartment lease—Form \$ 9:78 9:79 — Another form \$ 9:89 9:79 — Another form \$ 9:89 9:80 Security deposit receipt—Form \$ 9:89 9:80 Security deposit percentage of net sales—Form \$ 9:89 9:80 Security deposit percentage of gross sales—Form \$ 9:89 9:80 Security deposit percentage of gross sales—Form \$ 9:89 9:80 Security deposit receipt—Form \$ 9:89 9:80 Security deposit receipt—F		
\$ 9:49 Lease of store—Form \$ 9:50 Store lease—Short form \$ 9:51 Department store lease—Form \$ 9:52		Drafting of percentage leases
\$ 9:50 Store lease—Short form	§ 9:48	
\$ 9:51 Department store lease—Form	§ 9:49	Lease of store—Form
Sepisor Sepiso	§ 9:50	Store lease—Short form
Sepisors	§ 9:51	Department store lease—Form
\$ 9:53 Gasoline station lease—Form \$ 9:54 Commercial restaurant—Form \$ 9:55 Auditorium lease—Form \$ 9:55 Lease of offices in building—Form \$ 9:57 Office lease agreement—Form \$ 9:58 Lease for office—Form \$ 9:58 9:59 Assignment of lease—Form \$ 9:60 Sale and lease back transactions—Generally \$ 9:61 Lease of land for a golf course—Form \$ 9:62 Residential rental application \$ 9:62 Residential short form lease—Form \$ 9:64 Residential lease for years—Form \$ 9:65 — Another form \$ 9:66 — Another form \$ 9:66 Apartment rental agreement (tenant at will)—Form \$ 9:68 Apartment rental agreement (tenant at will)—Form \$ 9:69 Single family dwelling lease \$ 9:70 House lease (plain language) \$ 9:71 Lease of furnished dwelling house for short term and month to month—Form \$ 9:72 Lease of dwelling house with option for renewal and purchase—Form \$ 9:73 Standard form apartment lease—Form \$ 9:74 — Self-extending \$ 9:75 — Fixed term \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 — Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:80 Lease of suite of rooms—Form \$ 9:80 Lease of parking space—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of parking space—Form \$ 9:85 Base rent plus percentage of gross sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Minimum rent plus percentage of assessed value—Form \$ 9:99 Minimum rent plus additional rent—Form \$ 9:99 Common area maintenance charges as additional rent—		<u> </u>
\$ 9:54 Commercial restaurant—Form \$ 9:55 Auditorium lease—Form \$ 9:56 Lease of offices in building—Form \$ 9:56 Lease of offices in building—Form \$ 9:57 Office lease agreement—Form \$ 9:58 Lease for office—Form \$ 9:59 Assignment of lease—Form \$ 9:60 Sale and lease back transactions—Generally \$ 9:61 Lease of land for a golf course—Form \$ 9:62 Residential rental application \$ 9:63 Residential short form lease—Form \$ 9:64 Residential lease for years—Form \$ 9:66 — Another form \$ 9:66 — Another form \$ 9:66 — Another form \$ 9:67 Tenancy at will—Form \$ 9:68 Apartment rental agreement (tenant at will)—Form \$ 9:68 Apartment rental agreement (tenant at will)—Form \$ 9:70 House lease (plain language) \$ 9:71 Lease of furnished dwelling house for short term and month to month—Form \$ 9:72 Lease of dwelling house with option for renewal and purchase—Form \$ 9:73 Standard form apartment lease—Form \$ 9:74 — Self-extending \$ 9:74 — Self-extending apartment lease—Form \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 — Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:80 Monthly rent bill—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Minimum rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales—Form \$ 9:88 Minimum rent plus percentage of assessed value—Form \$ 9:89 Minimum rent plus additional rent—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Common area maintenance charges as additional rent—		
\$ 9:55 Auditorium lease—Form	-	
\$ 9:56		
\$ 9:57 Office lease agreement—Form \$ 9:58 Lease for office—Form \$ 9:59 Assignment of lease—Form \$ 9:60 Sale and lease back transactions—Generally \$ 9:61 Lease of land for a golf course—Form \$ 9:62 Residential rental application \$ 9:63 Residential short form lease—Form \$ 9:64 Residential lease for years—Form \$ 9:65 — Another form \$ 9:66 — Another form \$ 9:66 — Another form \$ 9:67 Tenancy at will—Form \$ 9:69 Single family dwelling lease \$ 9:70 House lease (plain language) \$ 9:71 Lease of furnished dwelling house for short term and month to month—Form \$ 9:72 Lease of dwelling house with option for renewal and purchase—Form \$ 9:74 — Self-extending \$ 9:74 — Self-extending apartment lease—Form \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:80 Lease of suite of rooms—Form \$ 9:80 Lease of suite of rooms—Form \$ 9:80 Lease of space for cigarette vending machine—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Minimum rent plus percentage of gross sales—Form \$ 9:89 Minimum rent plus percentage of gross sales—Form \$ 9:80 Minimum rent plus additional rent—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Minimum rent plus additional rent—Form \$ 9:90 Common area maintenance charges as additional rent—		
\$ 9:58 Lease for office—Form		~
\$ 9:59 Assignment of lease—Form \$ 9:60 Sale and lease back transactions—Generally \$ 9:61 Lease of land for a golf course—Form \$ 9:62 Residential rental application \$ 9:63 Residential short form lease—Form \$ 9:64 Residential lease for years—Form \$ 9:65 — Another form \$ 9:66 — Another form \$ 9:67 Tenancy at will—Form \$ 9:68 Apartment rental agreement (tenant at will)—Form \$ 9:69 Single family dwelling lease \$ 9:70 House lease (plain language) \$ 9:71 Lease of furnished dwelling house for short term and month to month—Form \$ 9:72 Lease of dwelling house with option for renewal and purchase—Form \$ 9:73 Standard form apartment lease—Form \$ 9:74 — Self-extending \$ 9:75 — Fixed term \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified self-extending apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 — Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:80 Lease of space for cigarette vending machine—Form \$ 9:81 Lease of space for cigarette vending machine—Form \$ 9:82 Security deposit receipt—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Minimum rent plus percentage of gross sales—Form \$ 9:89 Minimum rent plus percentage of gross sales—Form \$ 9:89 Minimum rent plus additional rent—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage	-	
\$ 9:60 Sale and lease back transactions—Generally \$ 9:61 Lease of land for a golf course—Form \$ 9:62 Residential rental application \$ 9:63 Residential short form lease—Form \$ 9:64 Residential lease for years—Form \$ 9:65 — Another form \$ 9:66 — Another form \$ 9:66 — Another form \$ 9:67 Tenancy at will—Form \$ 9:68 9:69 Single family dwelling lease \$ 9:70 House lease (plain language) \$ 9:71 Lease of furnished dwelling house for short term and month to month—Form \$ 9:72 Lease of dwelling house with option for renewal and purchase—Form \$ 9:73 Standard form apartment lease—Form \$ 9:74 — Self-extending # 9:75 — Fixed term \$ 9:75 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 — Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:80 Security deposit receipt—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Minimum rent plus percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Minimum rent plus additional rent—Form \$ 9:90 Common area maintenance charges as additional rent—		
\$ 9:61 Lease of land for a golf course—Form		
\$ 9:62 Residential rental application \$ 9:63 Residential short form lease—Form \$ 9:64 Residential lease for years—Form \$ 9:65 — Another form \$ 9:66 — Another form \$ 9:67 Tenancy at will—Form \$ 9:68 Apartment rental agreement (tenant at will)—Form \$ 9:69 Single family dwelling lease \$ 9:70 House lease (plain language) \$ 9:71 Lease of furnished dwelling house for short term and month to month—Form \$ 9:72 Lease of dwelling house with option for renewal and purchase—Form \$ 9:73 Standard form apartment lease—Form \$ 9:74 — Self-extending \$ 9:75 Simplified self-extending apartment lease—Form \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 — Another form \$ 9:80 Monthly rent bill—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Percentage of gross sales—Form \$ 9:80 Minimum rent plus percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed val		
Second Residential short form lease—Form Residential lease for years—Form Residential short form Resi		
S 9:64 Residential lease for years—Form 9:65		
\$ 9:65 Another form Another form Another form Second and partment rental agreement (tenant at will)—Form Second and purchase Form Second and purchase Form Second and purchase Form Second and purchase Form Second and form apartment lease—Form Second and purchase Form Second and form apartment lease—Form Second accordance form Fixed term Second and form apartment lease—Form Second another form Another form Another form Another form Second another form		re
\$ 9:66		
\$ 9:67 Tenancy at will—Form \$ 9:68 Apartment rental agreement (tenant at will)—Form \$ 9:69 Single family dwelling lease \$ 9:70 House lease (plain language) \$ 9:71 Lease of furnished dwelling house for short term and month to month—Form \$ 9:72 Lease of dwelling house with option for renewal and purchase—Form \$ 9:73 Standard form apartment lease—Form \$ 9:74 Self-extending \$ 9:75 Fixed term \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:80 Monthly rent bill—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:87 Percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Percentage of gross sales—Form \$ 9:80 Minimum rent plus percentage of gross sales—Form \$ 9:80 Minimum rent plus percentage of gross sales—Form \$ 9:80 Minimum rent plus percentage of gross sales—Form \$ 9:80 Minimum rent plus percentage of gross sales—Form \$ 9:80 Minimum rent plus additional rent—Form \$ 9:90 Minimum rent plus additional rent—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—		
\$ 9:68 Apartment rental agreement (tenant at will)—Form \$ 9:69 Single family dwelling lease \$ 9:70 House lease (plain language) \$ 9:71 Lease of furnished dwelling house for short term and month to month—Form \$ 9:72 Lease of dwelling house with option for renewal and purchase—Form \$ 9:73 Standard form apartment lease—Form \$ 9:74 Self-extending Fixed term \$ 9:75 Fixed term \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified self-extending apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:82 Security deposit receipt—Form \$ 9:84 Lease of parking space—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of net sales—Form \$ 9:87 Percentage of gross sales—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Minimum rent plus percentage of gross sales—Form \$ 9:80 Minimum rent plus percentage of gross sales—Form \$ 9:80 Minimum rent plus percentage of gross sales—Form \$ 9:80 Minimum rent plus additional rent—Form \$ 9:90 Minimum rent plus additional rent—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—		
\$ 9:69 Single family dwelling lease \$ 9:70 House lease (plain language) \$ 9:71 Lease of furnished dwelling house for short term and month to month—Form \$ 9:72 Lease of dwelling house with option for renewal and purchase—Form \$ 9:73 Standard form apartment lease—Form \$ 9:74 Self-extending Fixed term \$ 9:75 Fixed term \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Minimum rent plus percentage of gross sales—Form \$ 9:80 Minimum rent plus percentage of gross sales—Form \$ 9:80 Minimum rent plus percentage of gross sales—Form \$ 9:80 Minimum rent plus additional rent—Form \$ 9:90 Minimum rent plus additional rent—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—		
 § 9:70 House lease (plain language) § 9:71 Lease of furnished dwelling house for short term and month to month—Form □ § 9:72 Lease of dwelling house with option for renewal and purchase—Form □ § 9:73 Standard form apartment lease—Form □ § 9:74 Self-extending § 9:75 Fixed term § 9:76 Simplified self-extending apartment lease—Form § 9:77 Simplified fixed term apartment lease—Form § 9:78 Condominium lease—Short form § 9:79 Another form § 9:80 Lease of suite of rooms—Form □ § 9:81 Monthly rent bill—Form § 9:82 Security deposit receipt—Form □ § 9:83 Lease of parking space—Form □ § 9:84 Lease of space for cigarette vending machine—Form □ § 9:85 Base rent plus percentage of net sales—Form □ § 9:86 Base rent plus percentage of gross sales—Form □ § 9:87 Percentage of gross sales with a guaranteed minimum—Form □ § 9:88 Minimum rent plus percentage of gross sales—Form □ § 9:89 Minimum rent plus percentage of assessed value—Form □ § 9:90 Rent based on percentage of assessed value—Form □ § 9:91 Minimum rent plus additional rent—Form □ § 9:92 Common area maintenance charges as additional rent— 		1
\$ 9:71 Lease of furnished dwelling house for short term and month to month—Form \$ 9:72 Lease of dwelling house with option for renewal and purchase—Form \$ 9:73 Standard form apartment lease—Form \$ 9:74 Self-extending \$ 9:75 Fixed term \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—		
## Solution Solutio		
\$ 9:72 Lease of dwelling house with option for renewal and purchase— Form \$ 9:73 Standard form apartment lease—Form \$ 9:74 Self-extending \$ 9:75 Fixed term \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:81 Monthly rent bill—Form \$ 9:81 Security deposit receipt—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum— Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—	§ 9:71	Lease of furnished dwelling house for short term and month to
Standard form apartment lease—Form \$ 9:74		month—Form
\$ 9:73 Standard form apartment lease—Form \$ 9:74 Self-extending \$ 9:75 Fixed term \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—	§ 9:72	Lease of dwelling house with option for renewal and purchase—
\$ 9:74 Self-extending \$ 9:75 Fixed term \$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 Another form \$ 9:80 Lease of suite of rooms—Form		Form 🖫
\$ 9:75	§ 9:73	
\$ 9:76 Simplified self-extending apartment lease—Form \$ 9:77 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 Another form \$ 9:80 Lease of suite of rooms—Form	§ 9:74	Self-extending
\$ 9:77 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 Another form \$ 9:80 Lease of suite of rooms—Form	§ 9:75	Fixed term
\$ 9:77 Simplified fixed term apartment lease—Form \$ 9:78 Condominium lease—Short form \$ 9:79 Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:89 Minimum rent plus percentage of gross sales—Form \$ 9:89 Minimum rent plus percentage of assessed value—Form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—	§ 9:76	Simplified self-extending apartment lease—Form
\$ 9:78 Condominium lease—Short form \$ 9:79 Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—	§ 9:77	
\$ 9:79 Another form \$ 9:80 Lease of suite of rooms—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—		· · · · · · · · · · · · · · · · · · ·
\$ 9:80 Lease of suite of rooms—Form \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—		
 \$ 9:81 Monthly rent bill—Form \$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent— 		
\$ 9:82 Security deposit receipt—Form \$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum— Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—		
\$ 9:83 Lease of parking space—Form \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—		
 \$ 9:84 Lease of space for cigarette vending machine—Form \$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent— 		(
\$ 9:85 Base rent plus percentage of net sales—Form \$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum—Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—		
\$ 9:86 Base rent plus percentage of gross sales—Form \$ 9:87 Percentage of gross sales with a guaranteed minimum— Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—		
\$ 9:87 Percentage of gross sales with a guaranteed minimum— Form \$ 9:88 Minimum rent plus percentage of gross sales—Form \$ 9:89 Another form \$ 9:90 Rent based on percentage of assessed value—Form \$ 9:91 Minimum rent plus additional rent—Form \$ 9:92 Common area maintenance charges as additional rent—		
Form	_	
 § 9:89 Another form		Form 🖫
 § 9:90 Rent based on percentage of assessed value—Form § 9:91 Minimum rent plus additional rent—Form § 9:92 Common area maintenance charges as additional rent— 		
§ 9:91 Minimum rent plus additional rent—Form 🖫 § 9:92 Common area maintenance charges as additional rent—		
§ 9:91 Minimum rent plus additional rent—Form 🖫 § 9:92 Common area maintenance charges as additional rent—	§ 9:90	Rent based on percentage of assessed value—Form
	§ 9:91	Minimum rent plus additional rent—Form 🖫
	§ 9:92	

§ 9:93	Escalator clause based on variation in operating costs and taxes \square
§ 9:94	Tax clauses—Covenant to pay taxes and assessments
§ 9:95	Form 🖫
§ 9:96	Covenant to pay taxes in excess of fixed amount—Form
§ 9:97	Covenant to pay tax increase caused by improvement—
§ 9:98	Repairs, alterations and improvements—Forms
§ 9:99	Lessee's obligation to repair—Another form
§ 9:100	Another form 🖫
§ 9:101	Removal of fixtures by lessee—Form
§ 9:102	Ownership of improvements by lessor—Form
§ 9:103	Obligation of lessee to build—Form
§ 9:104	Alterations and improvements by tenant—Form
§ 9:105	Removal of alterations by tenant—Form
§ 9:106	Obligation to repair the demised premises—Form
§ 9:107	Destruction and condemnation—Form
§ 9:107 § 9:108	Another form 🖫
§ 9:108 § 9:109	Use of proceeds of insurance—Form
	Eminent domain—Form
§ 9:110	
§ 9:111	Casualty or by taking for public use—Form
§ 9:112	Assent by lessor to subletting and assignment—Form
§ 9:113	Assignments and subleases—Form
§ 9:114	Assignment and subletting—Form
§ 9:115	Landlord's consent—Form
§ 9:116	Assignment of lease by landlord—Form
§ 9:117	Form 🖫
§ 9:118	Covenant warranting condition of the land—Form
§ 9:119	
§ 9:120	Unavoidable delays/force majeure—Form 🖫
§ 9:121	Lease year—Form 🖫
§ 9:122	\longrightarrow Another form \square
§ 9:123	Another form 🖫
§ 9:124	Broker dealings—Form
§ 9:125	Entire agreement—Form
§ 9:126	Agreement to execute estoppel certificate—Form
§ 9:127	Parking areas and outside lighting provided by landlord—Form
§ 9:128	
§ 9:129	
§ 9:130	
§ 9:131	No interference by landlord—Form
§ 9:132	Indemnification by landlord for hazardous waste—Form
§ 9:133	Compliance with Americans With Disabilities Act by landlord—Form

CHAPTER 10. COVENANTS—GENERALLY

§ 10:1 Definition

§	10:2	Creation of covenants—Generally
§	10:3	Lease provision binding successor in interest—Individual—Form
§	10:4	Corporations—Form
§	10:5	Construction of covenants
	10:6	Covenants distinguished
	10:7	Breach of one covenant—Effect on remainder
-	10:8	Conditions and limitations
	10:9	Conditional limitations
	10:10	Definition and nature
	10:11	Express covenant
	10:12	Implied covenant
	10:12	
		Personal covenants
		Covenants running with the land
8	10:16	Form stipulation that all covenants shall run with the land 🖫
§	10:17	Restrictive covenants
§	10:18	Effect of breach
§	10:19	Dependent and independent covenants
		Commercial leases
		Remedies for breach of covenants
		Action for damages
		Measure of damages
		Injunction
	10:25	Specific performance
		CHAPTER 11. COVENANTS OF THE LESSOR
§	11:1	Covenant to give possession
§	11:2	Covenant by lessor to give lessee possession—Form
	11:3	Remedies for breach of covenant to give possession
	11:4	Covenant of quiet enjoyment
	11:5	Form 🖫
	11:6	Another form 🖫
	11:7	Remedies for breach of covenant of quiet enjoyment
	11:8	Complaint—Breach of covenant of quiet enjoyment—Form
	11:9	Violation of M.G.L.A. c. 186, § 14—Form approved by the
3	11.0	Supreme Judicial Court
8	11:10	Covenant of habitability
	11:11	Form 🖫
	11.11 $11:12$	
		Remedies for breach of covenant of habitability
	11:13	Covenant to supply utilities
8	11:14	Covenant by lessor to supply heat—Form—Commercial lease
	11:15	Another form—Commercial lease
	11:16	Covenant by lessor to supply heat and utilities—Form—Commercial lease
§		
§ §	11:16	cial lease 🖫

§	11:20	Covenant by lessor to make all repairs—Form
§	11:21	Another form 🖫
§	11:22	Covenant by lessor to make repairs, with provision for lessee's rights in event of breach—Form
Ş	11:23	Covenant by lessor to repair fire damage—Form
-	11:24	Notice by landlord to tenant of intention to repair after fire— Form
§	11:25	Covenant by lessee not to damage the leased premises—
§	11:26	Covenant by lessee that he has received premises in good condition—Form
§	11:27	Covenant by lessee to permit lessor to enter for inspection and repairs—Form
8	11:28	Covenant by lessee to repair broken windows—Form
	11:29	Remedies for breach of covenant to repair
	11:30	Complaint by tenant against his landlord for breach by latter of
		his covenant to repair—Form
	11:31	Covenant to make improvements or to pay for them
	11:32	Covenant by lessor to pay for lessee's improvements—Form
	11:33	Remedies for breach of covenants to make improvements
§	11:34	Covenant to pay taxes and assessments
	11:35	Covenant by lessor to pay taxes and assessments—Form
§	11:36	Remedies for breach of covenant to pay taxes and assessments
§	11:37	Covenant to keep premises insured
§	11:38	Covenant by lessor to keep the demised premises insured—Form
§	11:39	Covenant by lessee to keep demised premises insured—Another form \square
§	11:40	Covenant by lessor to provide insurance—Commercial lease—Form
8	11:41	Covenant against encumbrances
	11:42	Covenant against incumbrances on the part of lessor—Form
	11:43	Remedies for breach of covenant against incumbrances
	11:44	Restrictive or prohibitive covenants
-	11:45	Covenant by lessor not to lease other premises for competing
0	11.10	business—Form
§	11:46	Another form
	11:47	Covenant by lessor not to obstruct light or air—Form
§	11:48	Remedies for breach of covenant not to compete
§	11:49	Covenant by lessor and lessee regarding the sending of notices—Form
§	11:50	Covenant by landlord to provide parking—Form
	11:51	Covenant by landlord to provide pest control—Form
	11:52	Covenant by landlord against hazardous waste—Form
	11:53	Covenant by landlord to comply with American With Disabilities
		Act requirements—Form 🖫

Volume 33A

CHAPTER 12. COVENANTS OF THE LESSEE

§	12:1	Covenant to pay rent
§	12:2	Form 🖫
§	12:3	Rental clause based upon a percentage lease—Form
§	12:4	Percentage and accounting clauses in percentage leases— Form \square
§	12:5	"Gross sales" defined as used in a percentage lease—Form
§	12:6	Rental provision based upon a percentage of gross sales— Form \square
§	12:7	Covenant to pay rent—Another form
	12:8	Covenant to pay rent in monthly installments plus stated percentage of gross sales—Form
§	12:9	Covenant to pay rent based upon the assessed value of the premises—Form
§	12:10	Covenant by lessee to remain liable for rent after abandonment—Form
§	12:11	Remedies for failure to pay rent
§	12:12	Complaint for rent—Form
§	12:13	Complaint against an executor of deceased tenant for rent due by such tenant—Form
§	12:14	Complaint by guarantor on lease against the principal to recover rent paid under the guaranty—Form
Ş	12:15	Complaint for rent due for an apartment \square
	12:16	Complaint by assignee to recover rents converted by defendant
		after making of assignment—Form
§	12:17	Answer to complaint in action for rent—Form
	12:18	Form 🖫
	12:19	Answer and counterclaim to action for rent—Form
	12:20	Covenant regarding repairs and improvements
	12:21	Covenant by lessee to keep all parts of the premises in repair—Form
Ş	12:22	Another form 🖫
	12:23	Covenant by lessee to keep the demised premises in repair—
		Short form 🖫
	12:24	1
	12:25	Covenant by lessee to keep roof in repair—Form Covenant by lessee to keep premises in good order—Form
	12:26	, II
	12:27	Covenant by lessee to maintain the sprinkler system in good order—Form
Ş	12:28	Covenant by lessee to maintain all systems and equipment— Form

§	12:29	Remedies for breach of covenant to repair
§	12:30	Complaint in action by landlord against tenant for damages for
		breach of covenant to repair—Form 🖫
§	12:31	Covenant to make improvements
§	12:32	Covenant by lessee to rebuild or repair condemned improvements
		or fixtures—Form 🖫
§	12:33	Covenant by lessee to erect a building on premises—Form
§	12:34	Covenant by lessee to erect certain buildings—Form
§	12:35	Covenant by lessee that improvements shall belong to lessor—Form
§	12:36	Covenant by lessee to permit lessor to repair at lessee's expense upon default—Form \square
§	12:37	Covenant by lessee to permit lessor to make alterations—Form
§	12:38	Covenant by lessee to obtain approval before making alterations—Form
8	12:39	Remedies—Improvements
	12:40	Covenant for security deposit
	12:41	Covenant by lessee to deposit security for payment of rent—
o	12.11	Form
8	12:42	Covenant to surrender possession at expiration of term
	12:43	Covenant by lessee to surrender premises in good condition at
		expiration of term—Form
§	12:44	Covenant by lessee that he will surrender demised premises at
		expiration of term—Form
§	12:45	Remedies for breach of covenant to surrender possession
	12:46	Covenant regarding insurance
	12:47	Covenant by lessee to keep the demised premises insured—
		Form 🖫
	12:48	Covenant by lessee to keep premises insured—Another form
§	12:49	Covenant by lessee to pay any increase in insurance premiums—Form
§	12:50	Covenant by lessee not to increase fire hazard or the cost of
		insurance—Form 🖫
§	12:51	Stipulation with respect to application of insurance proceeds in
		case of loss—Form
	12:52	Remedies for breach of covenant to insure
	12:53	Covenant regarding taxes and assessments
	12:54	Residential lease—Tax increases
	12:55	Covenant by lessee to pay taxes and assessments—Form
§	12:56	Commercial lease—Form 🖫
§	12:57	Covenant by lessee to pay taxes, assessments and water rates—Form
§	12:58	Covenant by lessee to pay higher taxes caused by improvements
		erected on premises—Form
§	12:59	Covenant by lessee that he will pay the increase in taxes—
		Form 🖫
§	12:60	Provision for tax increases for residential property—Form
§	12:61	Remedies for breach of covenant to pay taxes
		I aggas's accompant aggingt subletting on agginging

§	12:63	Covenant prohibiting assigning and subletting—Form
§	12:64	Stipulation that lessee shall not assign or sublet—Form
§	12:65	Restrictive covenants as to use
§	12:66	Covenant by lessee not to use the premises for business pur-
		poses—Form 🖫
§	12:67	Covenant by lessee not to use the premises for illegal or immoral
		purposes—Form
§	12:68	Covenant restricting the use to be made of premises by lessee—
		Form 🖫
§	12:69	Covenant by lessee not to make alterations or additions without
		lessor's consent—Form
	12:70	Another form 🖫
§	12:71	Covenant by lessee to use premises for specified purposes only—Form
§	12:72	Tenant to comply with all laws—Form
	12:73	Contesting statutes—Form
	12:74	Remedies
	12:75	Covenant by lessee to remove ice and snow—Form
	12:76	Covenant by lessee to pay all maintenance expense—Form
	12:77	Covenant by lessee to pay all maintenance expense in addition to
		rental—Form
§	12:78	Subordination—Form 🖫
§	12:79	Covenant relating to subordination—Form
	12:80	Option to lessor to terminate lease upon sale of premises—
		Form 🖫
§	12:81	Covenant by lessee not to quarter animals or birds on premises—Form
§	12:82	Stipulation permitting lessee to remove fixtures placed by him on
		leased premises—Form 🖫
§	12:83	Early termination option—Form
		CHAPTER 13. POSSESSION, USE AND ENJOYMENT
		OF PREMISES
§	13:1	Premises leased—Demised premises
§	13:2	Description of property
§	13:3	Extent of use of the leased premises
§	13:4	Specific description of the premises
§	13:5	Right in walls of the demised premises
	13:6	Appurtenances and easements
§	13:7	Premises retained by the landlord
	13:8	Rights in doors and windows
	13:9	Habitability
	13:10	Defects and concealment of defective conditions
	13:11	Defects—Common areas
	13:12	Exculpatory clauses
	13:13	Possession, tenant's right to possess and landlord's duty to
		deliver
	13:14	Landlord's covenant for quiet enjoyment
8	13:15	Signs and advertisements

§	13:16	Utilities and services
§	13:17	Restrictions in use of the premises
		Remedies for breach of covenant of quiet enjoyment
		Use by third parties—Shopping center
	13:20	Restriction in the use of premises for an illegal purpose—
		Form
§	13:21	Farm lease—Rights of tenant
§	13:22	Right to crops
§	13:23	Emblements and way-going crops
§	13:24	Right to sell and use timber
§	13:25	Right to sell and use livestock
§	13:26	Manure
§	13:27	The mill acts, and riparian rights
§	13:28	Obligation to pay taxes and assessments
§	13:29	Assignee and sublessee
	13:30	Liability for income tax
§	13:31	Attorneys fees and incidental expenses incurred as a breach of a
		tenant's covenant
§	13:32	Landlord's duty to repair
§	13:33	Express covenant to repair
§	13:34	Actions for damages for breach of contract
§	13:35	Duty of tenant to repair
§	13:36	Obligation to repair or rebuild the premises upon destruction by
		fire
	13:37	Covenant as to insurance
	13:38	Disclosure of insurance information by the lessor
		Relocation benefits
	13:40	Improvements by tenant
	13:41	Improvements by landlord
		Fixtures
		Cable television
		Removal
§	13:45	Rights and duties of the parties after termination of lease
		CHAPTER 14. SECURITY DEPOSITS
§	14:1	Security deposits—Duties of the lessor
§	14:2	Statement of present condition
§	14:3	Maintenance of security deposit
§	14:4	Rights and duties of the landlord
§	14:5	Effect of lessor's noncompliance
§	14:6	Covenant by lessee to give lessor cash deposit for faithful perfor-
		mance of lease—Form \square
§	14:7	Covenant by lessee to deposit security for payment of rent and
n	140	performance of lease—Form 🖫
§	14:8	Covenant by lessee to provide security for rents during construction of building—Form
8	14:9	Security deposit receipts
	14:10	Last months' rent and other features of the security deposit law
3	11.10	Last months for and other readures of the security deposit law

CHAPTER 15. TERMINATION OF LEASE AND TENANCY AT WILL

§	15:1	Types of terminations of leases
	15:2	No limitation of the term of years
§	15:3	How term is to be ascertained
§	15:4	Condition or statement in a lease
	15:5	Definition of agreed term
	15:6	Expiration of the term
	15:7	Termination prior to expiration of the tenancy
	15:8	Expiration of the term—By notice
	15:9	Termination by notice to quit for nonpayment of rent
	15:10	Notice to terminate
	15:11	Termination by forfeiture—Re-entry by landlord
	15:12	Re-entry
§	15:13	Notice to quit for nonpayment of rent under a lease—Form
§	15:14	Another form 🖫
§	15:15	Notice to vacate for nonpayment of rent—Tenant at will—Form
§	15:16	Notice to vacate for nonpayment of rent to tenant at will—Another form
§	15:17	Expiration for illegal use of premises
	15:18	Forfeiture for failure to repair or remedy the wrong
	15:19	Termination for nonpayment of rent
§	15:20	Termination for nonpayment of taxes
	15:21	Termination for assigning or subletting
§	15:22	Termination for wrongful act of the tenant
§	15:23	Termination for fraud
§	15:24	Termination of lease by disclaimer
§	15:25	Termination of lease by surrender
§	15:26	Abandonment
§	15:27	Duty to mitigate
§	15:28	Termination by eviction
§	15:29	Termination by merger
§	15:30	Termination by destruction of premises by fire
§	15:31	Termination by death
	15:32	Termination by dissolution of partnership or corporation
§	15:33	Termination by sale
	15:34	Termination by appropriation of premises under eminent domain
	15:35	Termination by insolvency or bankruptcy
	15:36	Forfeiture for waste
	15:37	Termination of a tenancy at will
§	15:38	Termination by notice to quit for nonpayment of rent
-	15:39	Termination of tenancies at will upon death of either party
	15:40	Termination of tenancy at will by conveyance
	15:41	Termination by assignment
	15:42	Termination by disclaimer
	15:43	Termination by partition
	15:44	Termination by surrender
	15:45	Termination of lodging or rooming house tenants
Š	15:46	Notice to terminate tenancy at will—Landlord—Form

	15:47 15:48	Notice to terminate tenancy at will—Tenant—Form Notice to terminate tenancy at will with offer to establish new
§	15:49	tenancy at higher rent—Form 🖫 Termination of lease upon agreement by lessor and lessee— Form 🖫
		CHAPTER 16. SUMMARY PROCESS ACTIONS
§	16:1	Summary process—In general
	16:2	Applicability of rules of civil procedure
§	16:3	Commencement of summary process action—Jurisdiction
§	16:4	Procedure for commencement of summary process action—Ingeneral
§	16:5	Summary process complaint and summons—Form
§	16:6	Summary process summons and complaint (Boston Housing Court)
§	16:7	Summary process writ (Hampden Housing Court)
§	16:8	Service of summary process summons and complaint
§	16:9	Service of process—Summary process actions
	16:10	Entry of summary process action
§	16:11	Method and time for filing summary process action
	16:12	Summary process answer
§	16:13	Summary process answer and counterclaim (all courts)
	16:14	Transfer of summary process action
	16:15	Transfer of summary process action (Boston Housing Court)
	16:16	Motions
	16:17	General form 🖫
	16:18	Discovery
	16:19	Postponement of trial date—Form
	16:20	Demand for discovery—Form
	16:21	Interrogatories—Form
	16:22	Request for production of documents—Form
	16:23	Jury trial
	16:24	Entry of judgment and appeal
	16:25	Relief from judgment
	16:26	Appeals
	16:27	Parties
	16:28	Plaintiffs—Summary process
	16:29	Defendants—Summary process
	16:30	Grounds for summary process
	16:31	
	16:32	Default in rent
	16:33	Breach of covenant
	16:34	Illegal uses
	16:35	Prima facie cases
	16:36	Summary process under M.G.L.A. c. 239, § 1A
	16:37	Procedure under M.G.L.A. c. 239, § 1A
	16:38	Notice Contain defences origing from the common defects in notices to
8	16:39	Certain defenses arising from the common defects in notices to

quit

§	16:40	Defenses—Rightful possession
§	16:41	Lack of title by landlord
	16:42	Tender of rent
	16:43	General observations concerning waiver of nonpayment of rent
	16:44	Withholding rent because of uninhabitable conditions or violation
		of state Sanitary Code
§	16:45	Tenants' refusal to pay increased rent—Nonpayment of rent
	16:46	Waiver of forfeiture
	16:47	Harassment by landlord
	16:48	Neglect of governmental authority to mail or deliver subsistence
		or rental payments
§	16:49	Defenses must be raised by the parties and evidence must be
		offered
§	16:50	Relief against forfeiture of a lease
	16:51	Discrimination
	16:52	Breach of condition
	16:53	Mootness
	16:54	Default judgment and dismissal
	16:55	Military affidavit—Generally
	16:56	Military affidavit
	16:57	Time for execution
	16:58	Stay of execution
	16:59	Service
	16:60	Costs
	16:61	Storage of the tenant's property; liens
	16:62	Tenant's liability for storage costs
	16:63	Appeal
	16:64	Appeal bond
	16:65	Relief from judgment
	16:66	Transfer to housing court
	16:67	Notice of transfer
	16:68	Equitable relief
§	16:69	Frivolous appeals
§	16:70	Affidavit under uniform summary process Rule 10(d)ii
	16:71	Military affidavit
	16:72	Motion to vacate default judgment—Summary process
	16:73	Motion to vacate default judgment (Hampden County)—
		Form 🖫
§	16:74	Findings of fact and order for judgment
§	16:75	Notice of default judgment entered—Form
	16:76	Motion for issuance of execution (Hampden County)—Form
§	16:77	Motion for relief from judgment and/or stay of execution (Hamp-
-		den County)—Form
§	16:78	Form agreement—Summary process
	16:79	Affidavit of Indigency—Forms 🖫
	16:80	Miscellaneous forms 🖫

CHAPTER 17. ACTIONS FOR RENT AND USE AND OCCUPATION

§ 17:1 Form of action

§	17:2	Actions for rent
§	17:3	Complaint for rent with account annexed—Form
	17:4	Complaint for rent with bill of particulars—Form
	17:5	Complaint for rent against assignee—Form
	17:6	Complaint to recover rent due on bond filed under M.G.L.A. c.
o	11.0	239, § 5—Obligee v. Principal—Form
8	17:7	Complaint for rent against guarantor—Form
	17:8	Another form 🖫
	17:9	Use and occupation
	17:10	Complaint for use and occupancy—Account annexed—Form
	17:11	Complaint for use and occupation with bill of particulars
	17:12	Limitation of actions
	17:12	Recoupment, set-off and counterclaim
	17:14	Answer and counterclaim to action for rent—Form
	17:14	Plaintiffs
		Defendants
	17:16	
	17:17	Pleading Attack of the second
	17:18	Damages—Attorney's fees
	17:19	Acceleration clauses
	17:20	Small claims
	17:21	Discovery
8	17:22	Defenses—Failure of landlord to deliver premises for the posses-
		sion of the tenant
Š	17:23	Failure of landlord to repair and make improvements and
		untenantable conditions
	17:24	Failure to provide essential services
	17:25	Fraud and misrepresentation
	17:26	Lack of title
	17:27	Failure to relet
	17:28	Recovery of possession of premises by landlord
	17:29	Disturbance of tenant's possession
	17:30	Defenses—Disturbance of tenant's possession by eviction
	17:31	Appropriation of premises to public use
§	17:32	Covenant relating to eminent domain—Form
§	17:33	Stipulation for termination of lease upon a taking of premises
		under eminent domain—Form 🖫
§	17:34	Stipulation providing for effect of eminent domain proceedings
		upon rent—Form 🖫
§	17:35	Stipulation for termination upon occurrence of prescribed events
		affecting the use of premises by lessee—Form
§	17:36	Destruction of or injury to demised premises by fire, accident or
		act of God
8	17:37	Covenant relating to destruction of demised premises by fire
	17:38	Stipulation with respect to rent in event of destruction of leased
o	11.00	premises—Form
8	17:39	Stipulation providing for rights of parties in event of damage to
3	11.00	or destruction of premises before commencement of term—
		Form
8	17:40	Defenses—Termination
	17.40	Substitution of tenant

§	17:42	Consumer protection
§	17:43	Injunctive relief from rent withholding
§	17:44	
§	17:45	Landlord's duty to mitigate damages upon tenant's aban-
		donment
		CHAPTER 18. LIABILITY FOR INJURIES
§	18:1	Liability of landlord for injuries
	18:2	Implied warranty of habitability
§	18:3	Criminal liability
§	18:4	Control of premises
§	18:5	When the landlord agrees to repair
§	18:6	Duty as abutting owner
§	18:7	Control of a portion of the leased premises
§	18:8	Landlord's liability in common areas
§	18:9	Duty to repair
§	18:10	Implied and express agreements under the old common law
§	18:11	The transformation of the duty to repair including the doctrine
		of voluntary repairs
§	18:12	Right of re-entry reserved to repair—Form
§	18:13	Duty to third parties
§	18:14	Common areas
§	18:15	Landlord's liability for criminal acts of third parties
§	18:16	Landlord's liability for nuisance
§	18:17	Indemnification of lessor—Form
§	18:18	Violation of statutes
§	18:19	Liabilities imposed by statute
§	18:20	Landlord's liability for gaming losses
§	18:21	Dangerous instrumentalities
§	18:22	Interspousal immunity
§	18:23	Lead paint liability
§	18:24	Abatement and containment of lead hazards
§	18:25	Compliance with letter of interim control
§	18:26	Occupancy of the premises during containment or abatement of lead hazards
§	18:27	Notice to prospective purchasers of lead hazards
§	18:28	Children exhibiting dangerous blood levels after the issuance of
		letter of interim control or full compliance
	18:29	Violations of the state Sanitary Code
§	18:30	Exemptions from M.G.L.A. c. 111, §§ 189A–199A
	18:31	Liability of an owner of premises; punitive damages
§	18:32	Lead paint liability under Chapter 93A
§	18:33	Elements of Chapter 93A claim
§	18:34	Lead paint liability under M.G.L.A. c. 186, § 14
§	18:35	Notice to prospective purchasers of lead hazards—Standard
		forms to tenants \square
	18:36	Environmental liability
	18:37	Environmental liability—Damages
§	18:38	Defenses

§	18:39	Liabilities under the art preservation act
§	18:40	Premises under the control of tenant and his liability
§	18:41	Tenant's duty to third persons in general
	18:42	Liability to cotenant specifically
	18:43	Liability to subtenant specifically
	18:44	Tenant's liability for nuisance
	18:45	Tenant's liability for gaming losses
	18:46	Duty to the public by the tenant in possession of a property
0	10.10	abutting public way
8	18:47	Joint liability with third parties
	18:48	The complaint—Generally
	18:49	Complaint for treble damages for gaming losses—Form
	18:50	Complaint under M.G.L.A. c. 186, § 19 (unsafe condition)— Form
§	18:51	Complaint for defective common premises—Tenant against land-lord—Form
§	18:52	Complaint for defective maintenance causing damage to property of tenant—Form
8	18:53	Complaint for hidden defect in leased premises—Form
	18:54	Complaint for defective common elevator—Form
	18:55	Complaint for negligent repairs by landlord—Form
	18:56	The answer—Generally
	18:57	Answer setting forth various affirmative defenses—Form
	18:58	Liabilities of landlord and tenant to trespassers
	18:59	Child trespassers
	18:60	Defenses—Comparative and contributory negligence, assumption
8	10.00	of risk and violation of statutes
		of risk and violation of statutes
		CHAPTER 19. NUISANCE
§	19:1	Nuisance—Definition and nature
	19:2	Public nuisance—Scope
§	19:3	Plaintiff's burden of proof in action of nuisance
	19:4	Types of damages and remedies available to the plaintiff
	19:5	Complaint by tenant against landlord for damages caused by
		maintenance of nuisance—Water damage—Form
§	19:6	Complaint for injuries suffered by pedestrian from nuisance in
Ŭ		sidewalk—Swinging door—Form
§	19:7	Complaint for injuries suffered from obstruction on sidewalk—Form
§	19:8	Complaint for injuries suffered from unlawful accumulation of
		snow and ice formed in sidewalk—Form
§	19:9	Statutory nuisance
	19:10	Private nuisance
	19:11	Negligent trespass, and related theories
	19:12	Scope of landlord's liabilities to third persons
	19:13	Scope of landlord's liability to tenants
	19:14	Landlord's liability arising from excavations
	19:15	Scope of tenant's liability to third persons
	19:16	Tenants liability arising from excavations

§	19:17	Nature and extent of joint liability
§	19:18	Complaint against landlord and tenant for damages for injuries
		sustained resulting from nuisance in sidewalk—Form
§	19:19	Defenses
§	19:20	Defendant's answer—Form
§	19:21	Statute of limitations
§	19:22	Answer presenting defense of statute of limitations—Form
§	19:23	Municipal immunity from tort liability
§	19:24	Regulation of harmful or injurious trade
§	19:25	Remedies—Assignment of noisome trade
§	19:26	Against noisome trade
§	19:27	Injunctive relief
		CHAPTER 20. WASTE
§	20:1	Waste—Definition and nature
§	20:2	Covenant prohibiting waste—Form
§	20:3	Liability of life tenants
§	20:4	Liability of tenant for years
§	20:5	Liability of tenant at will
§	20:6	Remedies at common law
§	20:7	Statutory remedies
§	20:8	Injunction
§	20:9	Complaint by landlord for injunction against his tenant to re-
		strain waste—Form
§	20:10	Damages
§	20:11	Criminal complaint
§	20:12	Defenses
§	20:13	Complaint by remainderman against life tenant for failure to pay
		taxes—Form 🖫
§	20:14	Complaint_for breach of covenant in lease against waste—
		Form 🖫
§	20:15	Complaint for voluntary waste—Removing fixtures from premis-
		es—Form 🖫

Volume 34

CHAPTER 21. TENANT'S SPECIAL REMEDIES

Sec.		
	21:1	The Consumer Protection Act
	21:2	Landlord–tenant relationship regulations
	21:3	Landlord's liability
§	21:4	Notices
§	21:5	Rental agreements
§	21:6	Termination of a tenancy
§	21:7	Miscellaneous owner prohibition
§	21:8	Enforcement
§	21:9	Procedure
§	21:10	Jurisdiction
§	21:11	Class action petition under Consumer Protection Act—Form
§	21:12	Sample demand letter pursuant to M.G.L.A. c. 93A, § 9(3)—Form \square
§	21:13	Sample complaint under M.G.L.A. c. 93A—Form
§	21:14	Defenses—Statute of limitations
	21:15	Exempted transactions
	21:16	Consumer protection statute
	21:17	Damages
	21:18	The Federal Fair Debt Collection Practices Act
	21:19	Discrimination in renting or leasing property in Massachusetts
	21:20	Persons covered by the law
	21:21	Persons not covered by the law
	21:22	Property covered by the law
	21:23	Unlawful housing practices
	21:24	Penalties for violations of the law
	21:25	Statute of limitations
	21:26	Administrative procedures
	21:27	Extraordinary relief
	21:28	Federal fair housing statutes
	21:29	Local provisions
	21:30	HUD housing discrimination complaint
	21:31	Lease covenant not to discriminate—Form
	21:32	Massachusetts civil rights law
	21:33	Rent withholding
	21:34	Procedure
	21:35	Payment to clerk of court
	21:36	Counterclaims
	21:37	Evidence
	21:38	The implied warranty of habitability
	21.39	Criminal liabilities

S	ec.	
_	21:40	Checklist of crimes and penalties
-	21:41	Complaints before housing courts
	21:42	Constitutional law
	21:43	Equitable remedies—Injunctive relief
	21:44	Injunctive relief—Breach of quiet enjoyment
_	21:45	Breach of covenant of noncompetition
	21:46	Complaint for injunctive relief to enforce covenants against com-
0		petition—Form
Ş	21:47	Injunctive relief—Habitability
	21:48	Lead poisoning
	21:49	Specific performance
	21:50	Complaint for specific performance of option to purchase— Form
§	21:51	Prevention of forfeiture
§	21:52	Complaint to prevent a forfeiture—Form
§	21:53	Cancellation, rescission, and reformation
§	21:54	Complaint to cancel or rescind lease for fraud—Form
§	21:55	Complaint to reform a lease—Form
§	21:56	Complaint to cancel lease executed without authority—Form
§	21:57	Declaratory relief
§	21:58	Complaint for declaratory relief interpreting terms of lease— Form \square
§	21:59	Equitable relief under the State Sanitary Code
§	21:60	Tenant's petition under State Sanitary Code—Form
§	21:61	Relief against inept or inert housing authorities
§	21:62	Small claims
§	21:63	Appeal bond
	СНАР	TER 22. SPECIAL LANDLORD-TENANT RELATIONSHIPS
	22:1	Public housing
	22:2	Department of community affairs
	22:3	Massachusetts housing finance agency
	22:4	Local housing authorities
§	22:5	Massachusetts housing finance agency—Rental rate determinations
	22:6	Tenant selection
§	22:7	Local housing authorities—Housing projects
§	22:8	Rentals
§	22:9	Tenant selection
§	22:10	Eviction
	22:11	Complaints and grievances
	22:12	State-federally assisted projects
	22:13	Replacement, relocation, building projects
	22:14	Replacement, relocation—Leasing units from MHFA
	22:15	Replacement of low-cost housing units
§	22:16	Housing for elderly and handicapped persons
§	22:17	Rental assistance program
	22:18	Lease form 🖫
§	22:19	Emergency evictions

s	Sec.		
_	22:20	MHFA management agent selection	
	22:21	Actions by tenants or tenants organizations	
	22:22	Department of public welfare	
	22:23	Interrelationship between the owner and management	
	22:24	Special nature of public housing	
	22:25	Authorization of landlord of a public housing development or a	
0		subsidized housing development to bar nontenants from the	
		property	
8	22:26	Discretionary function exception of public housing authorities	
	22:27	Manufactured housing communities	
	22:28	Types of relationships	
	22:29	Creating the tenancy	
	22:30	Imposition of rules and regulations	
	22:31	Manufactured housing community rules and regulations—	
0	22.01	Form	
Ş	22:32	Manufactured housing communities—General health and safety	
Ü		regulations—Application and enforcement	
Ş	22:33	State Sanitary Code	
	22:34	Private enforcement of code	
	22:35	Taxing of manufactured housing	
	22:36	Remedies of manufactured housing community residents—Gen-	
·		erally	
Ş	22:37	Manufactured housing communities—Liens	
	22:38	Evictions	
	22:39	Nonpayment of rent	
	22:40	Violation of rules of the manufactured housing commu-	
Ü		nity	
8	22:41	Evictions for discontinuance of use of land as a manufactured	
Ü		housing community	
Ş	22:42	Manufactured housing communities—Evictions—Evidence	
	22:43	Procedure	
	22:44	Death of a manufactured housing community tenant	
	22:45	Sale or lease of manufactured housing community	
	22:46	Mobile home rent control ordinances	
	22:47	Manufactured housing communities—Consumer protection	
	22:48	Condominiums—Introduction	
	22:49	Generally	
	22:50	Master deed requirements	
	22:51	Unit deed requirements	
	22:52	Leasehold condominiums	
	22:53	Bylaw requirements	
	22:54	Additional provisions in bylaws	
	22:55	Enforcement of rules, regulations, bylaws, and restrictions of	
o	00	master deed and unit deeds	
8	22:56	Provisions for removal from the act	
	22:57	Condominiums and landlord–tenant relationship	
	22:58	Ownership and possession of condominium units	
	22:59	Restrictions on the use of condominium units	
	22:60	Liability of unit owners for claims involving common areas	
	22:61	Cost of improvements to common areas of condominium	

6	Sec.							
_	22:62	Foreclosure of a condominium development						
	22:63	Complaint to recover common expense charges—Form						
	22:64	Conversion from rental housing to condominiums—Limitations						
	22:65	A unit owner has no right to withhold payment of common						
8	22:00	charges assessments						
§	22:66	Timesharing						
	22:67	The Real Estate Timeshare Act						
	22:68	Cooperatives						
	22:69	Nursing homes, retirement homes and homes for the aged						
	22:70	Assisted living residences						
	22:71	Lodging houses						
	CHAPTER 23. HOUSING COURTS							
Ş	23:1	Creation and jurisdiction of housing courts						
	23:2	Transfer of housing court cases						
	23:3	Procedures in housing court						
	23:4	Housing court forms—In general						
	23:5	Small claims complaint—Including capias						
	23:6	Small claims order for judgment and payment						
	26:7	Small claims contempt form						
	23:8	Supplementary process complaint and order of notice to judg-						
Ü		ment debtor—Form						
§	23:9	Summons to third party						
§	23:10	Capias for contempt						
	23:11	Sunset clause						
§	23:12	Various criminal complaint forms						
§	23:13	Summary process summons and complaint						
§	23:14	Summary process answer						
§	23:15	Summary process—Military affidavit—Form						
§	23:16	Money judgment under Uniform Summary Process Rule $10(d)(ii)$ —Form						
§	23:17	Summary process execution for possession and money—Form						
8	23:18	Summary process execution for possession only—Form						
	23:19	Execution for money judgment—Form						
	23:20	Summons and order of notice						
	23:21	Order of notice						
	23:22	Application for temporary restraining order						
	23:23	Statement of material fact upon which application for temporary						
3	20.20	restraining order is requested—Form						
8	23:24	Grant of preliminary injunction—Form						
	23.24 $23:25$	Writ of attachment						
	23:26	Finding and order for approval of attachment—Form						
	23:27	Summons to trustee						
	23:28	Finding and order for approval of attachment on trustee pro-						
8	20.20	cess—Form						
§	23:29	Agreement for judgment						
	23:30	Agreement form for all cases except summary process— Form \square						

	ec.					
	23:31	Standing Orders of the Housing Court Department				
	23:32	Verified complaint by tenant—Form				
	23:33	Trials—Generally				
	23:34	Notice of appearance				
	23:35	Notice of withdrawal of appearance				
	23:36	Application for probable cause hearing—Form				
§	23:37	Motion for issuance of execution—Form				
	23:38	Motion to vacate default judgment—Form				
§	23:39	Motion to amend judgment—Form				
§	23:40	Motion for relief from judgment and/or stay of execution—Form				
§	23:41	General motion form				
	23:42	Findings of fact and order for judgment/notice of judgment entered—Form \square				
8	23:43	Notice of default judgment entered—Form				
	23:44	Notice of transfer—Form				
	23:45	Other civil forms				
	23:46	Evidence				
	23:47	Appellate review				
	23:48	Notice of appeal—Form				
	23:49	Another form				
	23:50	Motion to waive the appeal bond				
		Waiver and review of appeal bond				
	23:52	Transfers				
		Notice of transfer (summary process)—Form				
	23:54	Notice of transfer of civil action				
8	20.04	Notice of transfer of civil action				
	CHAPTER 24. RENT CONTROL					
Ş	24:1	History of rent control				
	24:2	The State Act for Rent Control				
	24:3	Application				
	24:4	Distinguishing characteristics				
	24:5	Coverage				
	24:6	Definitions				
	24:7	Administration				
	24:8	Maximum rent level				
	24:9	Rent adjustments				
	24:10	Rent adjustment hearings				
	24:11	Evictions				
	24:12	Judicial review				
	24:13	Civil remedies				
	24:14	Criminal penalties				
	24:14	Severability				
	24:16					
	24:16	Federally subsidized housing				
		The Section 8 existing housing program Pent control bound ordinances effecting condominium and coop				
	24:18	Rent control board ordinances affecting condominium and cooperative conversion				
	24:19	The elimination of rent control in Massachusetts				
§	24:20	Specific local rent control provisions				

CHAPTER 25. EFFECT OF BANKRUPTCY ON LEASES AND LEASE OBLIGATIONS

§	25:1	Generally			
§	25:2	Executory contracts and unexpired leases			
§	25:3	Assumption and assignment of executory contracts and unex-			
		pired leases by trustee			
§	25:4	Prerequisite for assumption of unexpired leases			
§	25:5	Special provisions for shopping centers			
§	25:6	Real property leases of the debtor–lessor			
§	25:7	Power of bankruptcy court to remove cases from other courts			
§	25:8	Protection for debtors in bankruptcy			
§	25:9	Authority of the bankruptcy trustee to use, sell, or lease assets of			
		the bankruptcy estate			
§	25:10	Stays and injunctions			
§	25:11	Actions covered by the automatic stay			
§	25:12	Actions exempted from the automatic stay			
§	25:13	Procedures for relief from the automatic stay			
§	25:14	Lessor's bankruptcy—Effect on the lease			
§	25:15	Effect of lessor's bankruptcy on rent			
§	25:16	Effect of lessee's bankruptcy on the lease			
§	25:17	Bankruptcy forms			
§	25:18	Defalcation and issue preclusion			
Table of Cases					
L	Index				