

JUSTIN S. DANIELS

PRACTICAL LEGAL AND BUSINESS ADVISOR



Carefully Scrutinize Your Lease Operating Expenses

I want to remind my readers that you or your clients who lease space may soon be receiving a statement from your landlord regarding operating expenses for the 2009 calendar year. You should carefully scrutinize this statement as landlords are passing along all kinds of impermissible expenses onto tenants due to the current market. Arnall Golden Gregory is suing their Atlantic Station landlord over this issue for \$400,000 so don't put this behavior past any of the landlords even the large institutional ones.

When you receive your bill look for the following that may raise red flags concerning 2009 operating expenses:

- Operating expense figures without any itemization of costs; or
- Operating expense figures with an itemization of costs that when compared to last year may seem much higher or contains many more or fewer items.

As always, your trusted legal resource for practical advice.

For more information about me, click below.

Justin S. Daniels, Esq., MBA
Wagner, Johnston & Rosenthal, P.C.
5855 Sandy Springs, Circle, Suite 300
Atlanta, Georgia 30328-4834
www.wjrlaw.com