

**Manchester Area Merchants Association
M.A.M.A.
TIPS from your local Manchester Merchants**

Tips on signing property leases

Beware of what seems like a bargain monthly rental rate when leasing commercial space.

There can be a lot more cost involved when you read the lease. You will find terms such as Single Net ... Double Net and Triple Net or even Absolute Net

The triple net or it may appear as NNN clause in a lease is one of the more common additions in a lease it means YOU are responsible for paying not just the stated per month amount, but also the annual **property tax**...and all of the **utilities**... and **insurance** not only on your contents but the **building** as well.

You may see something like **CAM** fee. **CAM** stands for **Common Area Maintenance**. Common areas are things like hallways, shared rest rooms, vestibules and all of the outside area which will involve snow removal and grass cutting and landscaping cost

If you see these terms or any other term that you are not familiar with, go to Yahoo or Google and look them up, you may be surprised!

All of the above is found in commercial leases and usually will not appear in residential leases, however it can pop up there as well. So be informed and Beware!

Garey Enterprises II, LLC is in the business of acquisition and management of commercial property.

We have commercial rental property in Manchester and Hampstead.