



# The Paley Rothman Blog

Paley Rothman shares this library of resources with clients and friends of the firm to help them stay ahead of legal and business developments and trends. Here, you will find helpful tips and tools written by our employees.

## **WHAT?! LANDLORD LOSES \$2.5 MILLION IN RENT FROM DEFAULTING TENANT**

Your tenant is delinquent in rent payments and in default, possibly due to financial trouble. As landlord, you want to declare him in default, terminate the lease and seek payment of accrued past and recovery of future rent for the remainder of the term. Your lease remedies for default terms provide for a cumulative and disjunctive shopping list of lessor's rights allowing recovery of the premises by re-entry, re-letting, termination of the defaulting lessee's lease AND recovery of past due rent and future rent for the balance of the lease term.