

# Automated MCL New Lease Suite

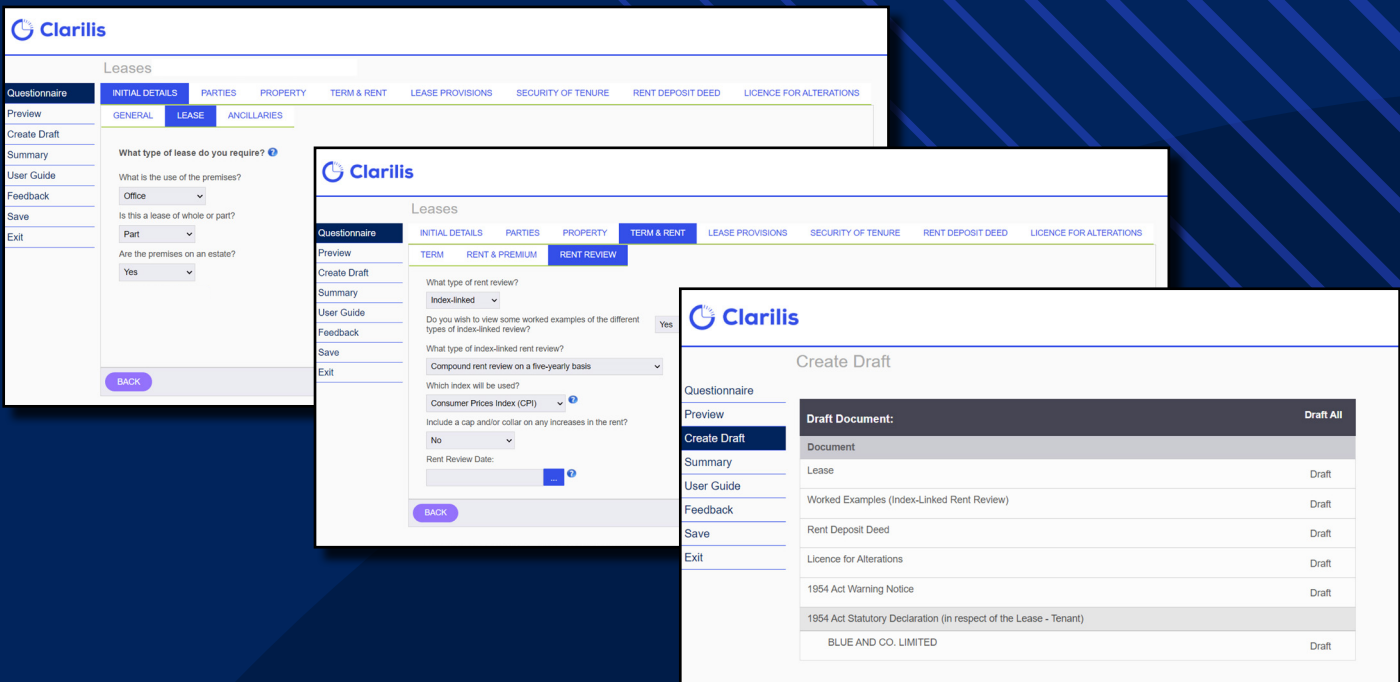
## Combining the Model Commercial Lease (“MCL”) standard documents and guidance with Clarilis’ market leading automation platform

Clarilis provides off-the-shelf, deep automation based on the highly regarded MCL commercial leases and associated documents.

The automation is fully maintained and accompanied by comprehensive guidance.

## Why automate?

- Drastically reduce drafting time
- Improve margin by working more efficiently
- Increase capacity
- Enable delegation in a risk mitigated environment
- Enhance client relationships by delivering a superior agile service
- A leveller for firms of all sizes
- Assist recruitment and retention



## Solution differentiators

- Standardised templates and documents from the MCL combined with additional content
- Available off-the-shelf, with no implementation required
- Market-leading automation with both breadth and depth of solution
- All driven from a single questionnaire
- Fully maintained documentation, automation and guidance - automatically updated by Clarilis when the MCL documentation is updated
- Rigorous security measures and protocols
- House styling options available

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## The pre-automated documents include the following:

### MCL Templates

#### Leases

- Lease of whole of an office building (MCL-OFFICE-01)
- Lease of part of an office building (MCL-OFFICE-02)
- Lease of an office building on an estate (MCL-OFFICE-03)
- Lease of part of an office building on an estate (MCL-OFFICE-04)
- Lease of the whole of a retail building (MCL-RETAIL-01)
- Lease of part of a retail building (MCL-RETAIL-02)
- Lease of a retail building on an estate (MCL-RETAIL-03)
- Lease of a retail building on an estate with a turnover rent (MCL-RETAIL-04)
- Lease of part of a retail building on an estate (MCL-RETAIL-05)
- Lease of part of a retail building on an estate with a turnover rent (MCL-RETAIL-06)
- Lease of retail unit in a shopping centre (MCL-RETAIL-07)
- Lease of retail unit in a shopping centre with a turnover rent (MCL-RETAIL-08)
- Lease of the whole of a logistics/industrial building (MCL-LOGISTIC-01)
- Lease of the whole of a logistics/industrial building on an estate (MCL-LOGISTIC-02)
- Lease of whole building for food/drink use (MCL-FOODDRINK-01)
- Lease of part of a building for food/drink use (MCL-FOODDRINK-02)
- Lease of whole building on an estate for food/drink use (MCL-FOODDRINK-03)
- Lease of part of a building on an estate for food/drink use (MCL-FOODDRINK-04)
- Lease of unit in a shopping centre for food/drink use (MCL-FOODDRINK-05)

#### Additional Clauses

- Turnover rent (MCL-LEASECLAUSE-01)
- Offer back (MCL-LEASECLAUSE-02)
- Index linked rent review (MCL-LEASECLAUSE-03)
- A3/A4/A5 user (MCL-LEASECLAUSE-04)
- Service charge cap (MCL-LEASECLAUSE-05)
- Option to renew (MCL-LEASECLAUSE-06)

#### Rent Deposit Deed

- Rent deposit deed (MCL-DEPOSIT-01)

#### Licence for Alterations

- Licence for Alterations – Internal Works (MCL-LICALTER-01)
- Licence for Alterations – Consent Letter (MCL-LICALTER-03)
- Licence for Alterations – External and Internal Works (MCL-LICALTER-04)
- Licence for Alterations – Works to Unite Premises with Common Landlord (MCL-LICALTER-07)
- Licence for Alterations – Works to Unite Premises with Different Landlords (MCL-LICALTER-08)
- Licence for Alterations – Retrospective Consent (MCL-LICALTER-09)

#### Non-MCL Templates

- 1954 Act Warning Notice
- 1954 Act Simple Declaration
- 1954 Act Statutory Declaration
- Cover email/letter to accompany 1954 Act documents



Standardised content

combined with our powerful

automation platform

