

COVID-19

Tenant entitled to stop operation and cease rent payments?

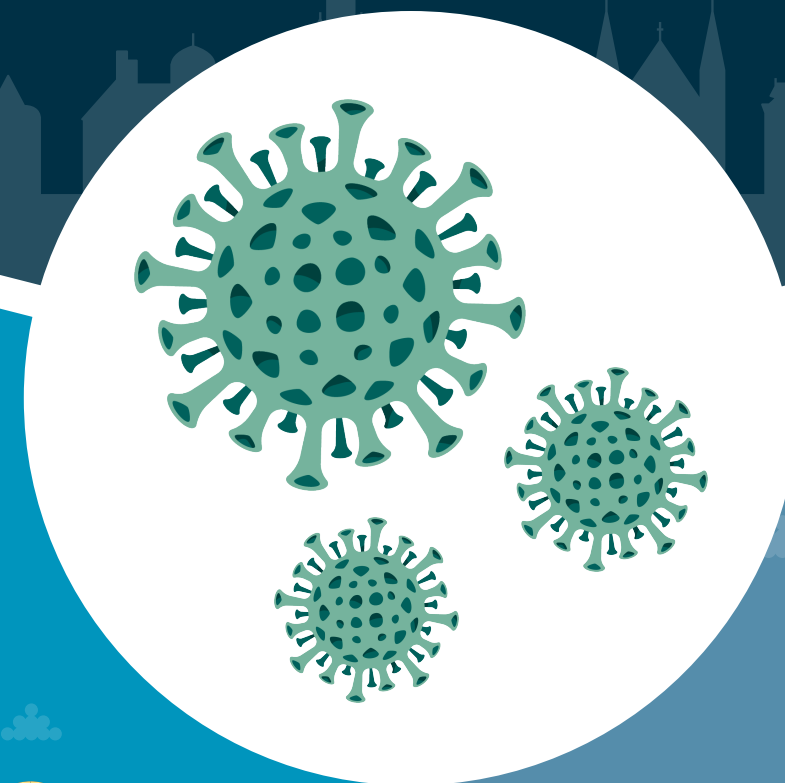
Forced closure by government

- Breach by landlord / defect under the lease? Not probable
- Rent reduction / compensation / suspension of payment mostly excluded in lease agreements, but maybe unacceptable according to the principles of reasonableness and fairness or unforeseen circumstances for tenant



Tenant 'voluntarily' closes

- Prior consultation with landlord required
- Breach of operating and payment obligations
- Claim for compliance / contractual penalties / termination, but maybe force majeure, reasonableness and fairness or unforeseen circumstances for tenant



Landlord imposes closure

- Breach by landlord / defect under the lease
- Suspension / cancellation of payment + compensation, but maybe force majeure or unforeseen circumstances for landlord

