

Lease abstract example: Lease_FR_0847

Illustration on a synthetic lease. Not customer data.

The 40 fields of the free lease abstract template, completed for the synthetic French ground lease used in the MYX Analyzer demo. Every value carries a confidence level (HIGH, MEDIUM or LOW) and a source reference, in the form MYX Analyzer attaches to each extracted field; the values here are authored for the illustration. All names, dates and amounts are synthetic.

EUR 1,250.00 Monthly rent	12 years Lease term (144 months)	INSEE CPI + 1.5% Escalation	Automatic (5× 3yr) Renewal	Freely Assignable Assignment
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FIELD	EXTRACTED VALUE	CONFIDENCE	SOURCE
PARTIES & IDENTIFICATION			
Lease Reference / ID	Lease_FR_0847	HIGH	p. 1, title block
Site / Property Name	Site FR-0847, Les Hauts (synthetic)	HIGH	p. 1, heading
Premises Address	Lieu-dit Les Hauts, parcel ZB 0847, 00000 Exemple-sur-Loire, France (synthetic)	HIGH	p. 2, cl. 1.1
Landlord (Lessor)	Commune d'Exemple-sur-Loire (synthetic)	HIGH	p. 1, parties
Tenant (Lessee)	Exemple Infrastructure Telecom SAS (synthetic)	HIGH	p. 1, parties
Guarantor	N/A (no guarantor provision)	MEDIUM	none found, pp. 1 to 14
TERM & DATES			
Execution Date	2020-01-15	HIGH	p. 14, signatures
Commencement Date	2020-02-01	HIGH	p. 3, cl. 2.1
Rent Commencement Date	2020-02-01	HIGH	p. 4, cl. 3.1
Initial Term	12 years (144 months)	HIGH	p. 3, cl. 2.1
Expiration Date	2032-01-31	HIGH	p. 3, cl. 2.1
Amendments (Count / Latest Date)	1 / 2023-06-30 (equipment annex replaced)	HIGH	Amendment 1, p. 1
RENT & PAYMENT			
Base Rent (Amount)	EUR 1,250.00 per month	HIGH	p. 4, cl. 3.2
Currency	EUR	HIGH	p. 4, cl. 3.2
Payment Frequency	Monthly, in advance, by the 5th of each month	HIGH	p. 4, cl. 3.3
Security Deposit	EUR 2,500.00 (two months' rent)	HIGH	p. 5, cl. 3.6
Late Payment Terms	Interest at the statutory rate plus 3 points after 15 days	MEDIUM	p. 5, cl. 3.7
ESCALATION			
Escalation Type	Index-linked	HIGH	p. 4, cl. 3.4
Escalation Rate / Index	INSEE CPI + 1.5%	HIGH	p. 4, cl. 3.4
Escalation Frequency	Annual, on each anniversary of the commencement date	HIGH	p. 4, cl. 3.4
First Escalation Date	2021-02-01	HIGH	p. 4, cl. 3.4
Escalation Cap / Floor	No cap; floor 0% (rent never decreases)	MEDIUM	p. 4, cl. 3.5
RENEWAL & TERMINATION			
Renewal Options (No. x Term)	Automatic (5 × 3 yr)	HIGH	p. 6, cl. 4.1

FIELD	EXTRACTED VALUE	CONFIDENCE	SOURCE
Renewal Notice Window	Automatic unless either party gives notice 12 months before expiry	HIGH	p. 6, cl. 4.2
Renewal Rent Basis	Rent in force at expiry; escalation clause continues	HIGH	p. 6, cl. 4.3
Early Termination Right	Tenant may terminate on 6 months' notice if the site loses its operating permit	MEDIUM	p. 7, cl. 5.2
Termination Notice & Fee	6 months' notice; no termination fee	MEDIUM	p. 7, cl. 5.2
RIGHTS & RESTRICTIONS			
Permitted Use	Installation and operation of a telecommunications tower, antennas and equipment shelters	HIGH	p. 2, cl. 1.3
Assignment / Sublease Rights	Freely Assignable; subletting to operators permitted without consent	HIGH	p. 8, cl. 6.1
Right of First Refusal	N/A (none found)	MEDIUM	none found, pp. 1 to 14
Exclusivity / Non-Compete	Landlord not to lease adjacent parcels for competing telecom installations during the term (wording ambiguous on 'adjacent')	LOW	p. 8, cl. 6.4
Access Rights	24/7 access for the tenant and its operators via the rural track	HIGH	p. 9, cl. 7.1
OBLIGATIONS			
Maintenance & Repairs	Tenant maintains the tower, equipment and access track	HIGH	p. 9, cl. 7.2
Utilities & Taxes	Tenant pays electricity and taxes on its installations; landlord pays land taxes	MEDIUM	p. 10, cl. 8.1
Insurance Requirements	Tenant holds third-party liability cover; certificate on request	HIGH	p. 10, cl. 8.3
Restoration / Removal at End of Term	Tenant removes above-ground installations within 6 months of expiry; foundations may remain	MEDIUM	p. 11, cl. 9.1
LEGAL			
Governing Law	French law; courts of the site's jurisdiction	HIGH	p. 12, cl. 10.1
Notice Addresses & Method	Registered letter with acknowledgement of receipt to the addresses on p. 1	HIGH	p. 12, cl. 10.3
Estoppel / SNDA Provisions	N/A (none found)	MEDIUM	none found, pp. 1 to 14
Special Provisions / Notes	Amendment 1 (2023-06-30) replaces the equipment annex; rent and term unchanged	HIGH	Amendment 1, p. 2

How to read it. Confidence is a triage signal: LOW and MEDIUM values are where a reviewer looks first, and the source column takes each check straight to the page and clause. N/A means the lease contains no such provision. The blank template, the free escalation calculator and the free demo are at analyzer.myxrobotics.com; in MYX Analyzer every column of this abstract is a field defined by a plain-language prompt, extracted across a whole portfolio with the same confidence and source references.

MYX Analyzer is built by MYX (MYX AD), Sofia Tech Park, Tsarigradsko Shose 111B, floor 2, Sofia, Bulgaria · info@myxrobotics.com · Free to use and share inside your organization.