



Clarilis MCL Suite

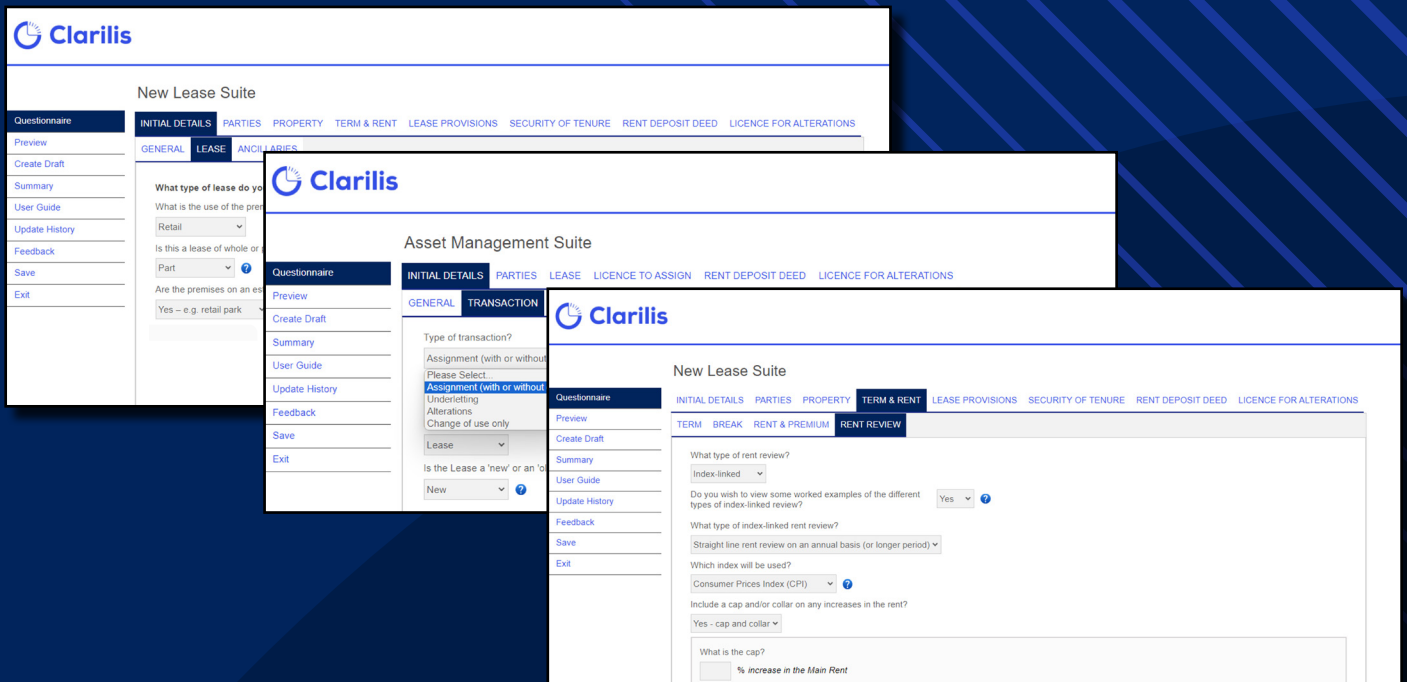
Combining the Model Commercial Lease (“MCL”) standard documents and guidance with Clarilis’ market leading automation platform

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



The image displays three overlapping screenshots of the Clarilis MCL Suite software interface. The top screenshot shows the 'New Lease Suite' questionnaire with tabs for INITIAL DETAILS, PARTIES, PROPERTY, TERM & RENT, LEASE PROVISIONS, SECURITY OF TENURE, RENT DEPOSIT DEED, and LICENCE FOR ALTERATIONS. The middle screenshot shows the 'Asset Management Suite' with tabs for INITIAL DETAILS, PARTIES, LEASE, LICENCE TO ASSIGN, RENT DEPOSIT DEED, and LICENCE FOR ALTERATIONS. The bottom screenshot shows the 'New Lease Suite' questionnaire with tabs for INITIAL DETAILS, PARTIES, PROPERTY, TERM & RENT, LEASE PROVISIONS, SECURITY OF TENURE, RENT DEPOSIT DEED, and LICENCE FOR ALTERATIONS. The interface includes a sidebar with options like Questionnaire, Preview, Create Draft, Summary, User Guide, Update History, Feedback, Save, and Exit. The main content area contains various dropdown menus and text input fields for lease details.

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



Clarilis MCL Suite

The automated documents include the following:

MCL Lease Templates

Leases

- Lease of whole of an office building
- Lease of part of an office building
- Lease of an office building on an estate
- Lease of part of an office building on an estate
- Lease of the whole of a retail building
- Lease of part of a retail building
- Lease of a retail building on an estate
- Lease of a retail building on an estate with a turnover rent
- Lease of part of a retail building on an estate
- Lease of part of a retail building on an estate with a turnover rent
- Lease of retail unit in a shopping centre
- Lease of retail unit in a shopping centre with a turnover rent
- Lease of the whole of a logistics/industrial building
- Lease of the whole of a logistics/industrial building on an estate
- Lease of whole building for food/drink use
- Lease of part of a building for food/drink use
- Lease of whole building on an estate for food/drink use
- Lease of part of a building on an estate for food/drink use
- Lease of unit in a shopping centre for food/drink use

Additional Clauses

- Turnover rent
- Offer back
- Index linked rent review
- A3/A4/A5 user
- Service charge cap
- Option to renew

Licence for Alterations

- Licence for Alterations – Internal Works
- Licence for Alterations – Consent Letter
- Licence for Alterations – External and Internal Works
- Licence for Alterations – Works to Unite Premises with Common Landlord
- Licence for Alterations – Works to Unite Premises with Different Landlords
- Licence for Alterations – Retrospective Consent

MCL Asset Management Templates

Rent Deposit Deed

- Rent deposit deed

Assignment

- Licence to assign – new tenancy
- Licence to assign – old tenancy
- Licence to assign and change use – new tenancy
- Licence to assign and change use – old tenancy
- Licence to assign an underlease – new tenancy
- Licence to assign an underlease – old tenancy

Underletting

- Licence to underlet
- Licence to sub-underlet

Change of Use

- Licence to change use – lease
- Licence to change use – underlease

Alterations

- Licence for alterations – lease
- Licence for alterations – underlease
- Licence for alterations – consent letter
- Licence for alterations – external and internal works
- Licence for alterations – external and internal works – underlease and lease varied
- Licence for alterations – external and internal works – underlease varied
- Licence for alterations – works to unite premises with common landlord
- Licence for alterations – works to unite premises with different landlords
- Licence for alterations – retrospective consent

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