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Leasing

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A lease is more than a contract – it is the framework for an ongoing relationship between a landlord and tenant. The right lease defines responsibilities, allocates risk, protects property and business interests, and creates a clear roadmap for what happens when circumstances change.

Ligris represents landlords and tenants in commercial and residential leasing matters throughout Massachusetts. Our attorneys advise on lease negotiation, drafting, amendments, enforcement, landlord-tenant disputes, and eviction proceedings with a practical understanding of both the legal terms and the real-world relationship behind them.

Commercial Leasing

A commercial lease can shape a business for years. Rent and operating expenses matter, but so do renewal rights, maintenance obligations, permitted uses, default remedies, options, lender requirements, and the flexibility to grow or change over time.

Our attorneys represent both landlords and tenants in office, retail, and other commercial leasing arrangements, from straightforward leases to complex multi-year agreements. We help clients understand the business consequences behind the legal language, identify issues early, and negotiate terms that support the property owner's investment or the tenant's business objectives.

Because Ligris also advises clients on commercial real estate acquisitions, financing, development, and business transactions, we can evaluate a lease in the broader context of the property or business when those issues overlap.

Residential Leasing and Landlord-Tenant Matters

Residential leasing in Massachusetts is governed by detailed legal requirements that can affect lease terms, deposits, notices, enforcement, and the eviction process. Landlords need to protect their properties and comply with applicable law, while tenants need to understand their rights and responsibilities.

Ligris advises residential landlords and tenants on lease documentation, enforcement, disputes, and eviction proceedings. Our attorneys have represented some of Boston's largest residential landlords and bring substantial experience to the practical and legal issues that can arise during the landlord-tenant relationship.

Resolve Problems Before They Become Bigger Disputes

Not every leasing issue needs to become litigation. When a disagreement arises, we help clients evaluate the lease, understand their legal options, and determine the most practical path forward. That may involve negotiation, documentation, enforcement, or, when necessary, court proceedings.

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Addressing problems early can protect relationships, reduce disruption, and create more options for resolving the issue before positions harden or costs increase.

Our Leasing Practice Advises On:

- Commercial lease review and negotiation
- Lease drafting, amendments, renewals, and enforcement
- Landlord representation
- Tenant representation
- Residential landlord-tenant matters
- Eviction proceedings
- Due diligence involving zoning, permitting, and property-use considerations
- Subordination and nondisturbance agreements

Why Ligris for Leasing?

Leasing sits at the intersection of contract law, real estate, business operations, and, in residential matters, a highly regulated landlord-tenant framework. Our attorneys combine substantial real estate experience with a practical, business-minded approach to lease negotiations and disputes.

We represent both landlords and tenants, which gives us insight into how lease provisions are viewed from each side of the table and where negotiations are most likely to become difficult. When a leasing matter overlaps with a purchase, sale, financing, development, business transaction, or other real estate issue, attorneys across Ligris can coordinate as needed.

Whether you are negotiating a commercial lease for a new location, managing a portfolio of leased properties, or addressing a residential landlord-tenant issue, our goal is to help you understand the agreement, protect your interests, and move forward with confidence.

FAQs

What is the difference between a residential lease and a commercial lease in Massachusetts?

Residential leasing is subject to extensive Massachusetts statutes and regulations that provide specific protections and obligations for landlords and tenants. Commercial leases generally allow the parties greater freedom to negotiate terms, making careful review and negotiation especially important.

Why should an attorney review my commercial lease before I sign it?

Commercial leases can create long-term financial and operational obligations. An attorney can help evaluate provisions involving rent and operating expenses, maintenance, permitted use, renewal rights, defaults, remedies, options, and other terms that may affect the business or property over time.

Does Ligris represent both commercial landlords and tenants?

Yes. Ligris represents both landlords and tenants in office, retail, and other commercial leasing matters. Working on both sides of leasing transactions gives our attorneys a practical understanding of the concerns, leverage points, and negotiation priorities that can arise.

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Does Ligris handle residential landlord-tenant matters and evictions?

Yes. Ligris advises Massachusetts residential landlords and tenants on lease documentation, disputes, enforcement, and eviction proceedings. The appropriate strategy depends on the lease, the facts, and applicable Massachusetts law.

What is a subordination and nondisturbance agreement?

A subordination and nondisturbance agreement addresses the relationship between a tenant's lease and the landlord's lender. These agreements can establish the priority of the lender's mortgage while helping protect the tenant's right to remain in possession if the lender later takes control of the property.

What happens if a tenant violates a lease?

The available remedies depend on the lease, the nature of the violation, and applicable law. An attorney can help evaluate the agreement, determine whether notices or other procedural steps are required, negotiate a resolution, or pursue legal remedies when necessary.

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