

NNN Lease Exterior Responsibility Checklist

Clarify who maintains the exterior before you sign or renew a triple-net lease. General guidance only, not legal advice — your specific lease always governs.

Know your structure

- Single-tenant or multi-tenant building?
- What the 'maintenance' net (the M in taxes/insurance/maintenance) covers
- Whether exterior cleaning is billed directly or through CAM

Common area vs. your premises

- Your storefront windows and entry glass
- The sidewalk directly at your unit
- Shared parking lot and main walkways
- Building facade and roofline
- Monument and shared signage
- Dumpster pad / enclosure

Questions to nail down before signing

- Is exterior cleaning a tenant, CAM, or landlord obligation?
- Is there a required cleaning standard or minimum frequency?
- Are CAM charges for exterior maintenance capped or fully passed through?
- Who is liable if a dirty or slick sidewalk leads to an injury claim?

Protect yourself

- Get vague maintenance/CAM language clarified in writing
- Keep service-completion records to support CAM reconciliation and audits