

B.0003



October 10, 2020.

### Leasing Reform

**Dear Clients and Friends:**

On October 2 of this year, a paragraph was added to Article 2326 of the Civil Code for the State of Nuevo Leon. This article establishes that the lessees of real estate properties in which commercial activities are carried out will have the right to request a reduction of rents when the opening of their businesses is prohibited due to a civil protection or sanitary emergency declaration, the reduction will be in terms of the agreement between the lessor and the lessee, or in the absence of an agreement, as determined by the competent authority.

Therefore, we recommend that lessors clearly agree whether there will be a right to a discount when the commercial premises must remain closed due to a civil protection or sanitary emergency declaration. Otherwise, the rebate will be determined by the competent judicial authority.

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