How often does the deal of the century happen?
The deal of the   C E N T U R Y ????

A vulnerable request is when you ask for something that you feel is not obtainable. For example you dont have much experience for a particular endeavor and you ask for the task anyway with full disclosure. Or maybe you request some credit extended and do not have financial records. Or perhaps you need a lease with no verifications of prior history.

Would you do better from this FABULOUS CORNER LOCATION then from the middle of the block on a hill? Here you offer the owner if you can rent his driveway on Saturday June 20th between 10:00 am and 4:00 pm at 1 Main Street Anywhere U.S.A. You offer $1.00 for that lease under those terms.He ***accepts*** your vulnerable boan fide ***offer*** and a lease is excecuted (signed) by both parties)A deal has been made.

Let us review what has happened and answer a few questions.

First and foremost the deal of the century happens every minute! You have to make an offer and create the power of acceptance. Otherwise it is probably never!

We are entrepreneurs and by definition entrepreneurs create business and make deals. Deals are made by making offers and having the other party accept. Mostly, both parties must execute their deals to make them valid and enforceable. (this may vary based on the type of deal and what is common practice)((for example raising your hand at an auction may be considered a formal acceptance))

However, for our game we will use the formal custom in real estate deals. This called the statute of frauds. (not fraud at all, but certain transactions in real estate must be in writing to be considered valid and enforceable)

There are other requirements to be valid such as Contractual Ability, Legal Object and Specific Terms. Continue reading below for may happen from our lease, Be prepared for results, outcomes, and accurate predictions that can be made..

The lesson we learn is that a lease is the right of possession, not the right of ownership for a fixed period of time with a commencement time, a termination time, an address of the premisies, certain terms creating consideration or a burden and a benefit for both the Landlord and the Tenant. We have all those elements present and therefore a valid and enforceable lease in writing is created.

In other advance Lemonade Lessons we will examine weather we should enter into a gross lease a triple net lease, or a percentage lease. Also the rights of the Lessee (the tenant) and The Lessor (the landlord). Moreover, other charges and responsibilites such as C.A.M. charges (common area maintenance) and security deposits. Discussion point, of those type of leases is better or stronger for either party. Further, how those leases may affect the value of the property, cash flow, or future tenant expenses with adjustments.

EXPENSE for our LEASE payable at completion of the sale $1.00

Finally, what could be the outcome for our Lemonade Stand at this new location? Will sales increase? What about the expenses and the effect on our ***NET*** margins. We will need more inventory, advertizing, a helper, pitchers and cups. We must be prepared to succed anticipating what may happen. Are you ready to make a prediction as a leader?

A NEW MOTTO... I will Create what I need to create to succeed"

ITEMS NEEDED TO SUCCEED

More Inventory

Pitchers and cups to be able to sell/dispense my product

Advertizing for MAXIMUM EXPOSURE

A Helper: as it will be hot and a ton of people will be downtown for the soccer match. It might get busy on this corner! A solid prediciton!!!

Let's get in MOTION