

Route to: _____ _____ _____ _____
 _____ _____ _____ _____

Florida Commercial Landlord-Tenant Law

Publication 80530

Release 43

December 2016

HIGHLIGHTS

Updates throughout the treatise include new discussion relating to

- Lease Agreement with State Agency (*new* § 7.16)
- *New* Florida Statute Section 83.683, effective July 1, 2016, addresses the rental of property to servicemembers

Case Law Developments Include:

Carlisle v. Broe, 337 Ga. App. 408, 787 S.E.2d 340 (2016). When tenant tenders rent in form of check, time of payment is impliedly extended under assumption that instrument will be honored, but should it not be honored, tenant loses presumption of timely payment.

Island Resorts Invs., Inc. v. Jones, 189

So. 3d 917 (Fla. 1st DCA 2016). Sublessee of unimproved land found not to be equitable owner where sublessee did not have right to perpetual renewal of its lease, right to purchase property for nominal consideration at end of the lease, or otherwise had perpetual dominion over property; lessor did not hold legal title merely as security.

Lucas Games Inc. v. Morris AR Assocs., LLC, 197 So. 3d 1183 (Fla. 4th DCA 2016). Tenants successfully argued that performance under the lease should be excused because of the legislative prohibition.

New Florida Statute Section 83.683, effective July 1, 2016, **Rental application by a servicemember**, has been added to the **Appendix containing APPLICABLE FLORIDA STATUTES**.

Matthew Bender provides continuing customer support for all its products:

- Editorial assistance—please consult the “Questions About This Publication” directory printed on the copyright page;
- Customer Service—missing pages, shipments, billing or other customer service matters (1-800-833-9844).
- Outside the United States and Canada, (518) 487-3000, or fax (518) 487-3584;
- Toll-free ordering (1-800-223-1940).



www.lexis.com

Copyright © 2016 Matthew Bender & Company, Inc., a member of the LexisNexis Group.
Publication 80530, Release 43, December 2016

LexisNexis, the knowledge burst logo, and Michie are trademarks of Reed Elsevier Properties Inc., used under license. Matthew Bender is a registered trademark of Matthew Bender Properties Inc.

Florida Commercial Landlord-Tenant Law

Publication 80530 Release 43

December 2016

**Check
As
Done**

- 1. Check the Title page in the front of your present Volume 1. It should indicate that your set is filed through Release Number 42. If the set is current, proceed with the filing of this release. If your set is not filed through Release Number 42, DO NOT file this release. Please call Customer Services at 1-800-833-9844 for assistance in bringing your set up to date.
- 2. This Release Number 43 contains only White Revision pages.
- 3. Circulate the "Publication Update" among those individuals interested in the contents of this release.

Check
As
Done

*Remove Old
Pages Numbered*

*Insert New
Pages Numbered*

For faster and easier filing, all references are to right-hand pages only.

VOLUME 1

Revision

<input type="checkbox"/>	Title page thru xi	Title page thru xi
<input type="checkbox"/>	1-1 thru 1-7.	1-1 thru 1-8.1
<input type="checkbox"/>	2-1 thru 2-2.1.	2-1 thru 2-2.1
<input type="checkbox"/>	2-29 thru 2-35	2-29 thru 2-36.1
<input type="checkbox"/>	2-46.1 thru 2-49.	2-47 thru 2-50.1
<input type="checkbox"/>	2-67 thru 2-68.1.	2-67 thru 2-68.1
<input type="checkbox"/>	2-87	2-87 thru 2-88.1
<input type="checkbox"/>	3-1 thru 3-2.1.	3-1 thru 3-2.1
<input type="checkbox"/>	4-1.	4-1
<input type="checkbox"/>	5-1.	5-1
<input type="checkbox"/>	6-1 thru 6-2.1.	6-1 thru 6-2.1
<input type="checkbox"/>	7-1 thru 7-29	7-1 thru 7-31
<input type="checkbox"/>	8-1.	8-1 thru 8-2.1
<input type="checkbox"/>	8-27	8-27 thru 8-28.1
<input type="checkbox"/>	8-59 thru 8-69	8-59 thru 8-69
<input type="checkbox"/>	9-1 thru 9-2.1.	9-1 thru 9-2.1
<input type="checkbox"/>	9-11	9-11 thru 9-12.1
<input type="checkbox"/>	10-1 thru 10-7	10-1 thru 10-7
<input type="checkbox"/>	SYN-1 thru SYN-4.1	SYN-1 thru SYN-4.1
<input type="checkbox"/>	SYN-38.3 thru SYN-40.5	SYN-39 thru SYN-40.5
<input type="checkbox"/>	TC-1 thru TC-33	TC-1 thru TC-33
<input type="checkbox"/>	I-1 thru I-13	I-1 thru I-13

FILE IN THE FRONT OF THE FIRST VOLUME
OF YOUR SET

To order missing pages log on to our self service center, www.lexisnexis.com/printedsc or call Customer Services at 1 (800) 833-9844 and have the following information ready:

- (1) the publication title;
- (2) specific volume, chapter and page numbers; and
- (3) your name, phone number, and Matthew Bender account number.

Please recycle removed pages.

MISSING FILING INSTRUCTIONS?
FIND THEM AT www.lexisnexis.com/printedsc

Use the search tool provided to find and download missing filing instructions, or sign on to the Print & CD Service Center to order missing pages or replacement materials. Visit us soon to see what else the Print & CD Service Center can do for you!



www.lexis.com

Copyright © 2016 Matthew Bender & Company, Inc., a member of the LexisNexis Group.
Publication 80530, Release 43, December 2016

LexisNexis, the knowledge burst logo, and Michie are trademarks of Reed Elsevier Properties Inc., used under license. Matthew Bender is a registered trademark of Matthew Bender Properties Inc.

