

**"Going Dark Provisions: Making Clients See The Light," New Jersey Law Journal, March 2005**

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In this economic climate of uncertainty, many storefront enterprises operating in shopping centers and malls are looking for cost-saving mechanisms by which they can increase revenues through streamlining operations and reducing costs. Whether the mechanism of choice to achieve those goals involves consolidation, merger, a reduction in workforce or moving toward Internetbased commerce, all such mechanisms usually involve (to some degree) the elimination, reduction or relocation of the retail space utilized. Many times it is just too costly for a retail tenant to continue operating in the leased premises. Other times, a tenant can reduce its costs by relocating its store to a better situated or cheaper location.