



The Metka Law Firm, P.A. Publishes Guidance on Commercial Lease Structures for Landlords and Tenants in Winter Garden, Florida

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The Metka Law Firm, P.A., a real estate attorney in Winter Garden, Florida, has published an article examining how commercial lease structures allocate costs and risk between landlords and tenants. Commercial leasing transactions are among the practice areas the firm handles for property owners and business tenants in Winter Garden, Horizon West, Clermont, and Orlando. The article, *Commercial Leases Decoded: What Landlords and Tenants Must Know Before Signing*, explains the differences between net, triple net, gross, and modified gross lease structures and identifies provisions that often go unaddressed before signing.

Commercial leases in Florida operate under a lighter regulatory framework than residential leases, which are governed by state statute and by county and municipal rules. Commercial tenancies fall under Florida's non-residential landlord and tenant provisions, which impose far fewer restrictions, so a commercial lease is governed principally by contract and the written document controls. The Metka Law Firm, P.A. handles commercial leasing transactions for landlords and tenants in Winter Garden and Horizon West, and the firm's residential and commercial closing practice serves buyers, sellers, investors, and developers in Clermont,

Orlando, and throughout Orange and Lake Counties.

According to the article, four lease structures determine how predictable a tenant's monthly obligation will be. In a net lease, base rent goes to the landlord and ownership costs such as property taxes, insurance, and maintenance are billed separately as additional rent. A triple net lease is a specific form of that arrangement, under which the tenant pays base rent plus a proportionate share of property taxes, building insurance, and building maintenance. A gross lease reverses the allocation, requiring a single monthly payment from which the landlord absorbs those costs. A modified gross lease begins as a gross lease, then carves out items such as routine cleaning or landscaping and shifts them to the tenant. Common area maintenance charges, abbreviated as CAM, represent the landlord's operating costs for shared portions of a property, including hallways, common restrooms, elevators, parking areas, and lighting.

Escalation clauses appear in both base rent and CAM or triple net charges, and may be set as a fixed annual percentage or tied to an index such as the Consumer Price Index. Triple net charges are generally uncapped, because property taxes and insurance premiums fall outside a landlord's control, while CAM increases can be capped by negotiation. The article identifies provisions tenants frequently leave unaddressed, among them personal guarantees, early termination rights, CAM caps, warranties on HVAC and other major building systems, the timing of tenant improvement allowance reimbursements, written renewal options, and exclusivity clauses that restrict a landlord from leasing adjacent space to a competing business.

For landlords, the article identifies use restrictions, assignment controls, default provisions, and remedies as the terms warranting closest attention. It also describes a shift in Central Florida commercial corridors away from gross and modified gross structures toward net lease structures, an observation drawn from the firm's transactional work in the Plant Street corridor in Winter Garden, along Highway 27 toward Clermont, and along State Road 50 near Orlando.

Chelsea L. Metka, Esq., founded The Metka Law Firm, P.A., incorporated in 2014. She was admitted to The Florida Bar in October 2013 and has been Board Certified as a Specialist in Real Estate Law by The Florida Bar since 2021. She earned her Juris Doctor cum laude from Florida State University College of Law and has been a member of the Real Property, Probate and Trust Section of The Florida Bar since 2018. Metka was named a Super Lawyers Rising Star honoree in 2023, 2024, and 2025 by Super Lawyers, a Thomson Reuters service, and Central Florida's Favorite Real Estate Attorney by the Orlando Sentinel in 2025.

"A commercial lease is governed almost entirely by what the parties put in writing, not by the statutory protections that apply to residential tenancies in Florida," said Chelsea L. Metka, Esq., Board Certified Specialist in Real Estate Law by The Florida Bar and owner of The Metka Law Firm, P.A. "Lease structure determines whether a tenant's monthly obligation stays fixed or moves with property taxes, insurance, and maintenance costs, and that is the first question addressed in the commercial leasing matters the firm

handles for landlords and tenants in Winter Garden, Horizon West, Clermont, and Orlando."

The Metka Law Firm, P.A. is located at 622 Vineland Rd., Winter Garden, FL 34787, and serves clients in Winter Garden, Horizon West, Clermont, Orlando, Windermere, and Ocoee. The firm operates as a title insurance agent and serves as outside general counsel to real estate brokerages, contractors, management companies, and homeowner's associations across Central Florida. Driving directions to the firm's office are available online. Consultations regarding commercial leasing transactions, real estate closings, and commercial loan transactions can be arranged at (407) 826-1952.

For more information about commercial leasing transactions, real estate closings, and title services at The Metka Law Firm, P.A. in Winter Garden, Florida, the firm's Google Business Profile is available online. The Metka Law Firm, P.A. will continue to publish educational material on commercial leasing and real estate transactions for landlords, tenants, and businesses in Central Florida.

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For more information about The Metka Law Firm, P.A., contact the company here: The Metka Law Firm, P.A. Chelsea Metka (407) 826-1952 info@metkalawfirm.com 622 Vineland Rd, Winter Garden, FL 34787

The Metka Law Firm, P.A.

Experts in Florida real estate law, The Metka Law Firm, P.A. provides, dedicated, client-focused legal guidance on residential and commercial real estate matters across central Florida to help protect your interests every step of the way

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