

ABSTRACT

The subject of the master thesis is the legal regulation of lease of business premises after the effectivity of Act No. 89/2012 Coll., the civil code. The author disserts on the subject of the thesis in eight chapters, dealing with the basic juridical institutes taken over from the previous legal regulation, as well as the newly introduced juridical institutes.

In the first chapter, the author defines basic institutes of a lease as a basic juridical institute. Following up, the thesis defines the lease of a business premises; the author aims on the terminology averted from the previous socialistic terminology. The author disserts on the new approach to the business premises. A special chapter is dedicated to capability of movable things to be a subject of a lease of business premises.

The second chapter deals with the commencement of a lease of business premises, specifies the subject of a lease agreement, the lease term, rent. Above the scope of a legal regulation, the author contemplates on special variants of a rent payment.

Third chapter of the thesis aims on the content of a lease of business premises, i.e. the rights and obligations of a landlord and a tenant. The author breaks down the new institute of a compensation for the customer base.

The thesis deals with changes in lease of business premises in its fourth chapter. The author elaborates on assignation and cession of a lease agreement, change of the owner of a real estate owner and a problematic matter of a consent of a landlord in respect of a disposal (selling) of an enterprise.

The fifth chapter disserts on possible means of cessation of a lease of business premises.

The sublease of business premises is the subject of seventh chapter.

The author deals with a topic often marginally overlooked by the doctrine, i. e. the matter of alterations of the business premises.

In the final chapter, the author sums up the previous conclusions.