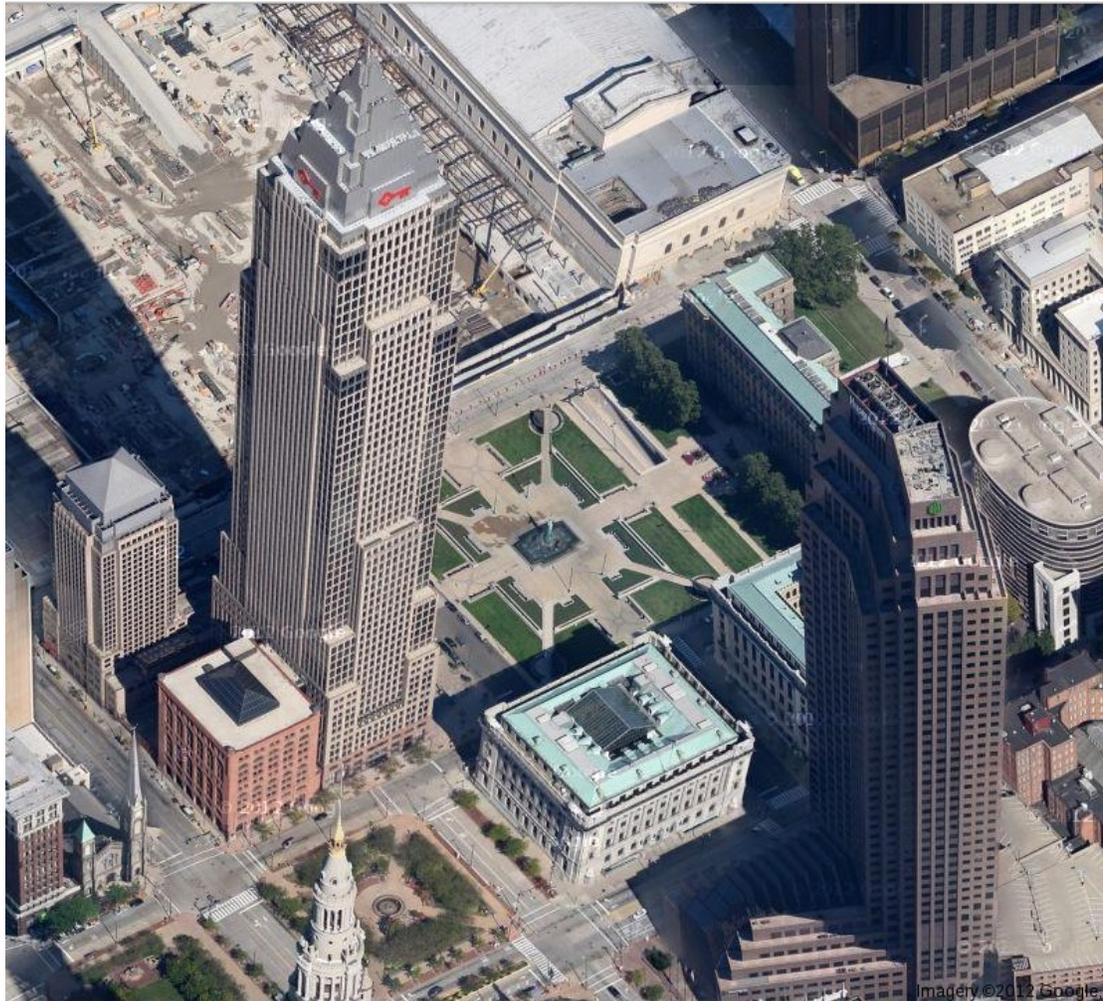


**SOCIETY CORPORATION
Corporate Headquarters**

Cleveland, Ohio

Building Type: Corporate Headquarters of a major bank

Overview: Create lease instruments to control the development and architectural design of a high-rise office tower and adaptive reuse of historic landmark bank.



Role: Consultant for Lease and Development Controls

Society Corporation (now Key Bank), headquartered in Cleveland, was the largest bank in the Midwestern United States. To construct its new headquarters, Society entered into a development agreement, by which it sold a parcel of land it controlled to the developer and executed a long term lease for 325,000 SF plus future options for additional space. In order to protect its interests, control the quality of the development and tenants, and protect its historic landmark bank on the site, Society commissioned preparation of Lease and Development Control Instruments appended as Exhibits to its lease. The exhibits included detailed performance specifications for the new building and adaptive reuse of the landmark bank, space utilization studies for Society's occupancy, a schedule of values for materials and systems, and occupancy criteria describing the configuration and fit-out of the building.

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