

texas association of realtors commercial lease

texas association of realtors commercial lease agreements are essential tools for managing commercial real estate transactions across Texas. These leases provide legal frameworks that protect both landlords and tenants in various commercial property arrangements. Understanding the components, benefits, and specific forms offered by the Texas Association of Realtors (TAR) can help parties navigate complex leasing situations with confidence. This article explores the critical aspects of the Texas Association of Realtors commercial lease, including standard lease agreements, negotiation tips, legal considerations, and best practices in commercial leasing. Additionally, it highlights the resources and support provided by TAR to ensure transparent and effective lease management. The following sections offer a detailed guide to mastering commercial leases in Texas through the lens of the Texas Association of Realtors.

- Overview of Texas Association of Realtors Commercial Lease
- Key Components of TAR Commercial Lease Agreements
- Benefits of Using TAR Commercial Lease Forms
- Legal Considerations in Texas Commercial Leasing
- Negotiating and Drafting Commercial Leases
- Resources and Support from Texas Association of Realtors

Overview of Texas Association of Realtors Commercial Lease

The Texas Association of Realtors commercial lease forms are standardized documents designed to facilitate clear and legally compliant leasing transactions for commercial properties across the state. TAR, as a prominent real estate organization, develops these forms to reflect current laws and industry best practices, ensuring that both landlords and tenants have a reliable basis for their agreements. These leases cover various property types, including retail, office, industrial, and mixed-use spaces, providing flexibility to suit different business needs. Utilizing TAR commercial lease forms helps streamline the leasing process while minimizing risks associated with ambiguous terms or non-compliance with Texas statutes. The association's focus on comprehensive, easy-to-understand documentation makes these leases a preferred choice among real estate professionals in Texas.

Key Components of TAR Commercial Lease Agreements

A Texas Association of Realtors commercial lease encompasses several essential elements that define the rights and obligations of both landlords and tenants. These components ensure clarity and reduce disputes throughout the lease term. Understanding these parts is crucial for anyone entering into a commercial lease in Texas.

Lease Term and Renewal Options

The lease term specifies the duration of the lease, including the start and end dates. Renewal options allow tenants to extend the lease under predefined conditions, providing continuity for their business operations. TAR leases clearly outline these provisions to avoid misunderstandings.

Rent and Payment Terms

Rent amount, payment schedule, late fees, and adjustments such as percentage rent or escalation clauses are detailed in the lease. TAR forms often include clear instructions on how rent is calculated and paid, ensuring transparency and predictability for both parties.

Use and Maintenance of Premises

The permitted uses of the leased property and maintenance responsibilities are explicitly stated. This includes tenant obligations for upkeep, repairs, and compliance with zoning laws or building codes. TAR commercial leases allocate these duties clearly to prevent conflicts.

Security Deposits and Guarantees

Security deposit requirements and conditions for their refund are addressed, along with any guarantees or indemnities required from tenants. These provisions protect landlords against damages or default while outlining tenants' financial responsibilities.

Termination and Default Clauses

Conditions under which the lease can be terminated by either party, as well as remedies for default, are specified to manage risks effectively. TAR forms include standardized language to handle breaches, notices, and eviction processes in compliance with Texas law.

- Lease duration and renewal terms

- Rent details and payment schedules
- Permitted use and property maintenance
- Security deposits and financial guarantees
- Termination rights and default remedies

Benefits of Using TAR Commercial Lease Forms

Employing Texas Association of Realtors commercial lease forms offers numerous advantages for both landlords and tenants. These benefits stem from the thorough legal review and practical application of TAR's standardized documents.

Legal Compliance and Updates

TAR lease forms are regularly updated to reflect changes in Texas real estate law and regulations. This ensures that leases remain compliant and enforceable, reducing the risk of litigation due to outdated or illegal provisions.

Clarity and Consistency

The standardized language used in TAR leases promotes clarity, making it easier for all parties to understand terms and obligations. Consistency across leases also simplifies management for landlords with multiple properties.

Time and Cost Efficiency

Using pre-drafted TAR forms saves significant time and legal fees compared to creating custom agreements from scratch. This efficiency benefits brokers, landlords, and tenants alike during the negotiation and signing process.

Professional Credibility

Leases based on TAR forms reflect professionalism and adherence to industry standards, enhancing trust between parties and supporting smoother transactions.

- Ensures up-to-date legal compliance
- Provides clear and consistent contract language
- Reduces time and expenses in lease preparation

- Enhances professional reputation and trust

Legal Considerations in Texas Commercial Leasing

Commercial leases governed by the Texas Association of Realtors forms must adhere to specific state laws that affect lease enforceability and tenant-landlord relations. Awareness of these legal considerations is critical to avoid disputes and ensure lawful leasing practices.

Texas Property Code and Commercial Leases

The Texas Property Code contains provisions relevant to commercial leasing, such as landlord duties, tenant remedies, and security deposit rules. TAR lease forms incorporate these statutory requirements to maintain legal integrity.

Environmental and Zoning Regulations

Commercial tenants and landlords must comply with local zoning laws and environmental regulations that may restrict property use or require specific permits. TAR leases often include clauses addressing these obligations to mitigate liability.

Americans with Disabilities Act (ADA) Compliance

Leases must consider ADA requirements, ensuring that commercial properties are accessible to individuals with disabilities. TAR commercial leases may stipulate responsibilities related to ADA compliance between parties.

Dispute Resolution Provisions

Many TAR commercial leases include mediation or arbitration clauses to resolve disputes efficiently without resorting to prolonged litigation, which benefits both landlords and tenants.

- Compliance with Texas Property Code
- Adherence to zoning and environmental laws
- Obligations under the Americans with Disabilities Act
- Inclusion of alternative dispute resolution methods

Negotiating and Drafting Commercial Leases

Effective negotiation and drafting of commercial leases based on Texas Association of Realtors forms require attention to detail and an understanding of the business objectives of both parties. Proper negotiation ensures balanced agreements that protect interests and foster strong landlord-tenant relationships.

Customizing Standard TAR Lease Forms

While TAR commercial lease forms provide standardized templates, they allow for customization to address unique terms such as tenant improvements, exclusivity clauses, or subleasing rights. Tailoring these provisions is crucial to meet specific business needs.

Key Negotiation Points

Negotiators should focus on rent structure, lease term flexibility, maintenance responsibilities, and termination conditions. Clarity on these points prevents later conflicts and supports sustainable leasing arrangements.

Engaging Legal and Real Estate Professionals

Consulting with experienced attorneys and real estate brokers familiar with Texas commercial leasing and TAR forms enhances negotiation outcomes and ensures compliance with complex legal requirements.

Documenting Amendments and Addenda

Any changes to the standard lease form must be properly documented through written amendments or addenda to maintain enforceability and clarity.

- Utilizing customization options in TAR leases
- Focusing on critical negotiation terms
- Seeking professional legal and broker advice
- Ensuring proper documentation of changes

Resources and Support from Texas Association of Realtors

The Texas Association of Realtors provides extensive resources and support to professionals and property owners involved in commercial leasing. These offerings help users navigate the complexities of commercial real estate transactions effectively.

Access to Updated Lease Forms

Members and licensed real estate professionals can access the latest versions of commercial lease forms, ensuring they use documents that reflect current laws and industry standards.

Educational Programs and Training

TAR offers seminars, workshops, and online courses focused on commercial leasing practices, legal updates, and negotiation strategies, enhancing the expertise of real estate practitioners.

Legal Hotline and Advisory Services

Members have access to legal consultation services for guidance on lease interpretation, dispute resolution, and compliance issues related to Texas Association of Realtors commercial leases.

Networking and Industry Updates

Participation in TAR events and committees provides opportunities to connect with other professionals and stay informed about market trends and regulatory changes affecting commercial leases.

- Availability of current and compliant lease forms
- Comprehensive educational offerings
- Legal support and advisory resources
- Professional networking and market insights

Frequently Asked Questions

What is the Texas Association of Realtors Commercial Lease form?

The Texas Association of Realtors Commercial Lease form is a standardized contract used by real estate professionals in Texas to lease commercial properties. It outlines the terms and conditions agreed upon by landlords and tenants.

Who can use the Texas Association of Realtors Commercial Lease form?

The form is primarily designed for use by real estate agents, brokers, landlords, and tenants involved in leasing commercial properties in Texas. It helps ensure compliance with Texas real estate laws and best practices.

What are the key components included in the Texas Association of Realtors Commercial Lease?

Key components typically include lease term, rent amount, security deposit, maintenance responsibilities, permitted use of the property, default provisions, and termination clauses.

Is the Texas Association of Realtors Commercial Lease form legally binding?

Yes, once signed by both parties, the Texas Association of Realtors Commercial Lease form is a legally binding contract enforceable under Texas state law.

Where can I obtain the Texas Association of Realtors Commercial Lease form?

The form can be obtained through the Texas Association of Realtors website, local realtor offices, or through licensed real estate professionals who are members of the association.

Can the Texas Association of Realtors Commercial Lease form be modified?

Yes, while the form provides a standardized framework, it can be customized to fit the specific needs and agreements of the landlord and tenant, provided changes comply with Texas law.

Does the Texas Association of Realtors provide guidance on commercial lease negotiations?

Yes, the Texas Association of Realtors offers resources, training, and legal support to its

members to assist in commercial lease negotiations and ensure adherence to state regulations.

Additional Resources

1. Texas Association of Realtors Commercial Lease Guidebook

This comprehensive guidebook offers a detailed overview of commercial lease agreements specific to Texas. It covers essential clauses, negotiation tips, and legal considerations tailored to the Texas real estate market. Ideal for both landlords and tenants, this book helps readers understand their rights and responsibilities under Texas law.

2. Mastering Commercial Leasing in Texas: A Realtor's Handbook

Designed for real estate professionals, this handbook delves into the nuances of commercial leasing within Texas. It provides practical advice on drafting leases, managing tenant relationships, and navigating state-specific regulations enforced by the Texas Association of Realtors. The book also includes sample lease forms and checklists.

3. Legal Essentials of Texas Commercial Leases

Focusing on the legal framework, this book explains the statutory requirements and judicial interpretations affecting commercial leases in Texas. It highlights important case law and statutory updates relevant to the Texas Association of Realtors. Readers gain insight into dispute resolution and risk management strategies.

4. Negotiating Commercial Leases in Texas: Strategies for Success

This title offers in-depth negotiation techniques tailored for the Texas commercial leasing market. It emphasizes strategies that align with the Texas Association of Realtors' standards and practices. The book is a valuable resource for brokers, attorneys, and business owners aiming to secure favorable lease terms.

5. Texas Commercial Lease Forms and Clauses Explained

A practical resource that breaks down the common lease forms used by the Texas Association of Realtors. Each clause is explained in plain language, helping readers comprehend complex legal jargon. The book is beneficial for anyone involved in drafting or reviewing commercial lease agreements in Texas.

6. Understanding Tenant and Landlord Rights in Texas Commercial Leases

This book provides a balanced perspective on the rights and obligations of tenants and landlords under Texas commercial lease agreements. It includes discussions on lease termination, rent disputes, and maintenance responsibilities. The text aligns with guidelines and best practices advocated by the Texas Association of Realtors.

7. Texas Association of Realtors Commercial Leasing Compliance Manual

A detailed manual that helps realtors and property managers ensure compliance with Texas laws and the Texas Association of Realtors' ethical standards. It covers fair housing, accessibility, and environmental regulations affecting commercial leases. The manual serves as an essential tool for maintaining legal and ethical leasing practices.

8. Commercial Lease Accounting and Tax Implications in Texas

This book explores the financial and tax aspects of commercial leasing in Texas. It explains how lease agreements impact accounting practices and tax reporting for both landlords

and tenants. The content is particularly useful for real estate investors and professionals affiliated with the Texas Association of Realtors.

9. *Case Studies in Texas Commercial Leasing*

Through real-world examples, this book illustrates common challenges and solutions in Texas commercial lease transactions. Each case study highlights lessons learned and best practices recommended by the Texas Association of Realtors. It is an engaging resource for those seeking practical knowledge in commercial leasing.

Texas Association Of Realtors Commercial Lease

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Texas Association of Realtors Commercial Lease: A Comprehensive Guide

Author: [Your Name/Company Name]

Ebook Outline:

Introduction: Understanding the Texas Real Estate Market and the Importance of Standardized Leases

Chapter 1: Key Clauses in a TAR Commercial Lease: Detailed Explanation of Essential Clauses & their Implications.

Chapter 2: Negotiating a TAR Commercial Lease: Strategies for Effective Negotiation and Protecting Tenant Rights.

Chapter 3: Understanding Common Addenda: Exploring various addenda and their uses in specific scenarios.

Chapter 4: Legal Considerations and Compliance: Navigating legal complexities and ensuring compliance with Texas laws.

Chapter 5: Dispute Resolution and Remedies: Addressing potential disputes and outlining available remedies.

Chapter 6: Practical Tips for Landlords and Tenants: Best practices for both sides of a commercial lease agreement.

Chapter 7: Using the TAR Lease in Specific Commercial Property Types: Office, Retail, Industrial, etc.

Conclusion: Recap and Future Considerations in Texas Commercial Real Estate.

Texas Association of Realtors Commercial Lease: A Comprehensive Guide

Introduction: Understanding the Texas Real Estate Market and the Importance of Standardized Leases

The Texas real estate market, especially its commercial sector, is dynamic and competitive. Navigating this landscape requires a thorough understanding of the legal frameworks governing commercial leases. The Texas Association of Realtors (TAR) has developed standardized commercial lease forms designed to provide clarity, consistency, and a framework for fair transactions. These forms, while not mandatory, are widely used throughout the state and offer significant benefits to both landlords and tenants. Using a TAR lease reduces ambiguity and minimizes the potential for costly disputes arising from poorly defined terms. This guide delves into the intricacies of TAR commercial leases, empowering both landlords and tenants to navigate the complexities of commercial real estate in Texas.

Chapter 1: Key Clauses in a TAR Commercial Lease: Detailed Explanation of Essential Clauses & their Implications

The TAR commercial lease agreement encompasses numerous crucial clauses, each carrying significant implications for both parties. Let's examine some of the most important:

Parties: Clearly identifies the landlord and tenant, their legal addresses, and contact information. This seemingly simple section is vital for establishing legal standing and ensuring proper notification.

Lease Term: Specifies the commencement and expiration dates of the lease. Understanding the lease term is paramount for both parties in planning and budgeting. Options for renewal should also be carefully examined.

Rent and Payment Terms: Defines the amount of rent, the payment schedule, late fees, and methods of payment. This section is crucial to avoid financial disputes. Escalation clauses (rent increases based on specific indices) are frequently included and need thorough review.

Use of Premises: Specifies the permitted use of the property. Any deviation from the permitted use can lead to lease violations and potential eviction. Clearly defining the permissible activities is crucial.

Security Deposit: Outlines the amount of the security deposit, its purpose, and the conditions for its return. Understanding the terms and conditions for the return of the security deposit is crucial to avoid disputes at the lease's end.

Insurance: Specifies insurance requirements, usually requiring the tenant to maintain liability and property insurance. This protects both parties from potential financial losses due to accidents or damage.

Maintenance and Repairs: Distinguishes between landlord's and tenant's responsibilities regarding maintenance and repairs. Understanding these responsibilities prevents disputes over who is

responsible for repairs and maintenance.

Default and Remedies: Clearly defines events of default by either party and the remedies available, including termination, eviction, and legal action. Knowing the consequences of default is essential for both parties.

Chapter 2: Negotiating a TAR Commercial Lease: Strategies for Effective Negotiation and Protecting Tenant Rights

While the TAR lease provides a standard framework, negotiation remains crucial. Both landlords and tenants should approach the negotiation process strategically:

Professional Representation: Consulting with a real estate attorney or experienced commercial real estate broker is strongly recommended. This ensures a thorough understanding of the lease and protects your interests.

Understanding Your Needs: Clearly define your needs and priorities before entering negotiations. Know your bottom line and be prepared to compromise where necessary.

Comparative Market Analysis: Research comparable properties and lease terms to understand market rates and establish a fair benchmark.

Amendments and Addenda: Use addenda to clarify ambiguous terms or add provisions tailored to specific circumstances. Don't hesitate to propose changes or additions to the standard form.

Thorough Review: Take the time to carefully review every clause before signing. Don't be afraid to ask for clarification on any points you don't understand.

Chapter 3: Understanding Common Addenda: Exploring Various Addenda and Their Uses in Specific Scenarios

TAR commercial leases often incorporate addenda to address specific situations or customize the agreement. Common addenda include:

Option to Renew: Grants the tenant the right to renew the lease for a specified period at predetermined terms.

Right of First Refusal: Gives the tenant the priority right to lease the property if the landlord decides to lease it to a third party.

Subordination, Non-Disturbance, and Attornment Agreement (SNDA): Protects tenants in the event of a mortgage foreclosure.

Estoppel Certificate: A statement confirming the existence and terms of the lease. Often required by lenders.

Assignment and Subletting Clause: Defines the conditions under which the tenant can assign the lease or sublet the property.

Chapter 4: Legal Considerations and Compliance: Navigating Legal Complexities and Ensuring Compliance with Texas Laws

Compliance with state and local laws is paramount. Failure to do so can result in significant legal repercussions. Key considerations include:

Texas Property Code: Understanding the relevant provisions of the Texas Property Code is essential.
Fair Housing Laws: Ensuring compliance with federal and state fair housing laws is critical to avoid discrimination claims.

Disability Access Requirements: Meeting the requirements of the Americans with Disabilities Act (ADA) is crucial for properties accessible to the public.

Environmental Regulations: Compliance with environmental laws and regulations is essential.

Chapter 5: Dispute Resolution and Remedies: Addressing Potential Disputes and Outlining Available Remedies

Despite careful planning, disputes can arise. The TAR lease often includes provisions for dispute resolution, such as:

Mediation: A less formal and often more cost-effective method of resolving disputes.

Arbitration: A more formal process involving a neutral arbitrator who renders a binding decision.

Litigation: As a last resort, legal action may be necessary.

Chapter 6: Practical Tips for Landlords and Tenants: Best Practices for Both Sides of a Commercial Lease Agreement

For landlords:

Thorough Tenant Screening: Conduct a comprehensive background check and credit report to minimize risk.

Regular Inspections: Perform regular inspections to maintain the property and ensure compliance with the lease.

For tenants:

Read the Lease Carefully: Don't rush the process. Understand every clause before signing.

Document Everything: Maintain records of all communications, payments, and maintenance requests.

Chapter 7: Using the TAR Lease in Specific Commercial Property Types: Office, Retail, Industrial, etc.

The TAR lease forms can be adapted to different commercial property types. Specific considerations for each type include:

Office Space: Focus on issues such as parking, shared common areas, and technology infrastructure.

Retail Space: Consider issues such as signage, hours of operation, and tenant improvements.

Industrial Space: Focus on loading docks, power requirements, and environmental concerns.

Conclusion: Recap and Future Considerations in Texas Commercial Real Estate

The TAR commercial lease provides a valuable foundation for commercial real estate transactions in Texas. However, careful review, negotiation, and adherence to legal requirements are crucial for both landlords and tenants. Staying informed about changes in Texas real estate law and market trends is vital for success in this dynamic sector.

FAQs:

1. What is the Texas Association of Realtors (TAR)? TAR is a professional organization representing real estate professionals in Texas.
2. Are TAR commercial lease forms legally binding? Yes, if properly executed.
3. Can I modify a TAR lease form? Yes, but it's advisable to have legal counsel review any modifications.
4. What happens if a tenant breaches the lease? The landlord has various remedies, including eviction.
5. What if I need to break my lease early? The lease agreement outlines the terms for early termination, usually involving penalties.
6. What are the common reasons for disputes in commercial leases? Rent payments, property maintenance, and permitted uses are frequent sources of conflict.
7. Do I need a lawyer to review a TAR commercial lease? While not always mandatory, legal counsel is highly recommended.
8. How often should a commercial lease be reviewed? Regularly review your lease, especially before renewal.
9. Where can I find TAR commercial lease forms? They are typically available through TAR members or online real estate resources.

Related Articles:

1. Negotiating Commercial Lease Rates in Texas: Strategies for securing favorable rental terms.
2. Understanding Commercial Lease Renewals in Texas: Navigating renewal clauses and options.
3. Texas Commercial Real Estate Due Diligence: A guide to thorough property evaluation.
4. Common Commercial Lease Addenda Explained: A detailed breakdown of various addenda.
5. Landlord-Tenant Rights in Texas: A comprehensive overview of legal rights and responsibilities.
6. Dispute Resolution in Texas Commercial Leases: Exploring various dispute resolution methods.
7. Commercial Real Estate Insurance in Texas: Types of coverage and their importance.
8. Texas Property Tax Implications for Commercial Real Estate: Understanding property tax assessments and appeals.
9. The Role of a Commercial Real Estate Broker in Texas: Benefits of using a broker in commercial transactions.

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texas association of realtors commercial lease: Commercial Real Estate Leases Mark A. Senn, 2017 In the fast-changing world of commercial real estate, terms like fair rental value, net lease, or duty of good faith can mean many different things depending on the circumstances of the deal. So, when negotiating and drafting complex leasing agreements, it's imperative you know what these provisions can mean, have alternate provisions readily available, and know when and how to use them properly *Commercial Real Estate Leases: Preparation, Negotiation, and Forms, Sixth Edition* can make it easier. Written by nationally recognized real estate attorney Mark Senn, this highly acclaimed guide: Explains the legal principles behind each lease provision in clear, user-friendly terms. Offers balanced discussion of the practical applications of the law from the landlord, tenant and the lender perspectives (where applicable). Provides specific examples of alternate clauses that address each party's precise needs. Logically organized to follow the typical commercial real estate lease, each chapter takes you clause-by-clause through all of the issues you need to understand in order to represent clients effectively in commercial real estate transactions, including: Rent-fixed, market and percentage Operating expenses Options to expand, buy or extend Space measurement-and resulting economics Subordination, non-disturbance and attornment agreements Drafting exclusive provisions Understanding insurance provisions Tax provisions and federal income tax consequences Use issues Condemnation *Commercial Real Estate Leases: Preparation, Negotiation, and Forms, Sixth Edition* includes a free companion CD-ROM containing all of the leasing forms discussed in the guide. Previous Edition: *Commercial Real Estate Leases: Preparation, Negotiation, and Forms, Fifth Edition*, ISBN 9781454805304

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assignments and subleases to tenant's obligations and attorneys' fees--to bring you the most complete and up-to-date coverage available anywhere today. State Laws Included: Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming.

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receiving all in one resource? Now you can. We have documented the top essential questions all sellers should ask to take control of their selling experience. Accountability is the new normal. You must be accountable to yourself and be your own real estate advocate. Get to know what you deserve and are entitled to when dealing with others. The perfect seller is fully informed. This book was written to provide you with the actual questions all first-time and experienced sellers need to ask when selling their home. These aren't questions like when is the best time to sell. You can find that information on the Internet. We focus on the questions that actually come up during the selling process. The problem is that you usually don't ask these questions until you are well underway, and you have to make split second decisions without preparation. This happens with every transaction because the seller simply does not know what to ask prior to the selling process. Things have changed and you can now know exactly what to ask without ever contacting anyone. In this book you will learn: - Over 70 exact questions to ask to become totally informed - The answers you should be hearing from the professionals around you - How to become the perfect seller in less than 2 hours Here is how you use this book. Each page has a question and an answer for you to ask your real estate professional. Write down their response to each of your questions and use this book as your reference guide for your upcoming transaction. As each milestone and timeline is accomplished, you are ready, know the process, and know how to react with confidence. Your stress levels are lowered, and you are now the perfect seller. You literally need no experience in selling a home to become the perfect seller. With over 50 combined years of real estate transactions, we have chosen the most important questions a seller needs to ask to become totally prepared. This is the one source that will tell you what to ask, and who to ask, well before you start the formal selling process. Read it today, use it today!

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Objects and Design Patterns in a Heartland Heterotopia Chapter 9: Home buying in Everyday Life: How Emotion and Time Pressure Shape High Stakes Deciders' Information Behavior Chapter 10: In Search of Home: Examining Information Seeking and Sources That Help African Americans Determine Where to Live Chapter 11: Where to Live in Retirement: A Complex Information Problem While the book is partly about the goal-directed activity of individuals who want to buy a house, and the infrastructure that supports that activity, it is also about personal activities that are either not goal directed or are directed at other goals such as deciding in which geographic location to live, personal entertainment, cultural understanding, or identity formation.

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