

ChatGPT – Potential Benefits, Applications (& Dangers) for Librarians & Attorneys

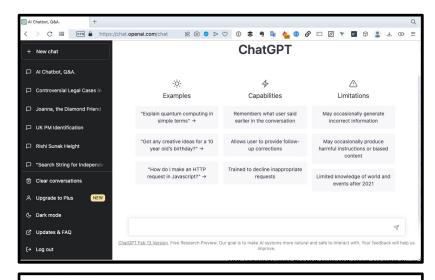
Arthur Weiss AWARE 23 February 2022

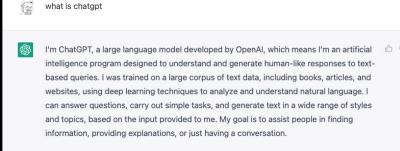


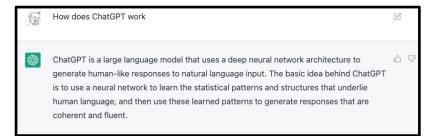
What is ChatGPT

- ChatGPT (Chat Generative Pre-trained Transformer) is a ChatBot developed by OpenAl and launched 30 November 2022
- Microsoft invested \$1bn in OpenAI in 2019 and a much larger (\$10bn) investment in January 2023 believed to be a part of Microsoft's efforts to integrate OpenAI's ChatGPT into the Bing search engine and other Microsoft Products
- Generative Pre-Trained Transformer 3 is a language model that was released in 2020 that uses AI / "deep-learning" approaches to produce legible text. This combined algorithms that interpreted questions and text and human feedback to improve the "learning process" – and this learning is "on-going" with ChatGPT "remembering" previous questions. GPT was fed material up to September 2021 and so cannot answer questions relating to post September 2021 events.
- ChatGPT was trained to be versatile writing computer programs, poetry, music, stories, student essays, and act as a game player in online games. It was also trained to not give harmful or deceitful / one-sided political answers.

What is ChatGPT





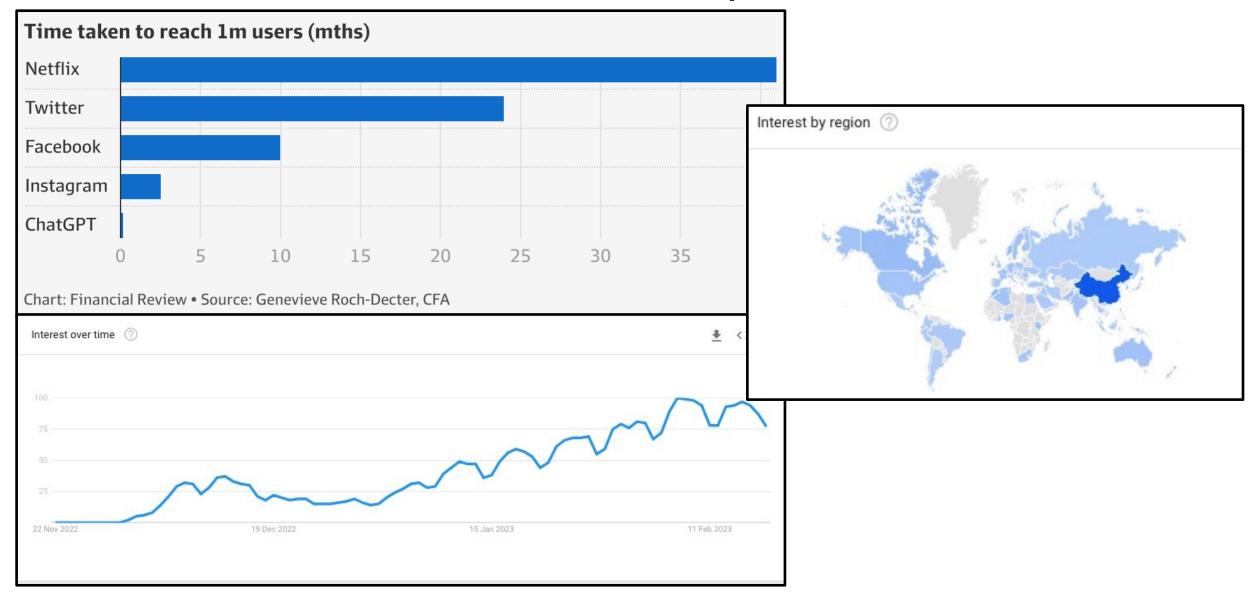


At a high level, the way ChatGPT works is as follows:

- Training: The model is first trained on a large corpus of text data, such as books, articles, and web pages. This training process involves feeding large amounts of text into the neural network and adjusting the weights of the network to minimize the difference between the predicted outputs and the actual outputs.
- Input processing: When a user inputs a message, the text is first preprocessed to convert it into a numerical format that can be understood by the neural network. This involves breaking the text down into individual words or tokens, assigning each token a unique numerical ID, and then encoding the message as a sequence of these IDs.
- 3. Model generation: The preprocessed input sequence is then passed through the layers of the neural network, which are designed to learn the statistical patterns and structures in the text data. These layers typically include a combination of transformer layers, which are particularly effective for natural language processing tasks.
- 4. Output generation: After the input sequence has been processed by the neural network, the model generates a set of possible responses based on the patterns it has learned. These responses are scored based on a number of factors, such as relevance to the input message and overall fluency, and the highest-scoring response is selected as the output.
- 5. Interaction: The model's output is then presented to the user, who can continue the conversation by providing additional input messages. This process repeats iteratively, with the model adjusting its responses based on the context of the conversation and the user's previous messages.

Overall, ChatGPT is a powerful tool for natural language processing that has the potential to revolutionize the way we interact with machines and technology. By using deep neural networks to learn the patterns and structures of human language, ChatGPT is able to generate responses that are remarkably similar to those of a human speaker, making it a valuable tool for a wide range of applications, from chatbots and virtual assistants to language translation and content creation.

ChatGPT's impact



ChatGPT as a student

ChatGPT successfully passed through a college level microbiology quiz.

ChatGPT passed all three parts of the United States medical licensing examination within a comfortable range.

ChatGPT would have received a B or B- on a Wharton MBA exam, according to a professor at the business school.

ChatGPT passed a Stanford Medical School final in clinical reasoning. ChatGPT passed a clinical reasoning exam with an overall score of 72%.

Al chatbot falls just short on accounting exam

An accountant ran the muchhyped AI tool ChatGPT through a sample first-stage ACA paper, and while the chatbot came up short, the fact it narrowly missed the pass mark should make the profession sit up and take note.

What does ChatGPT say?

Give actual examples of how GPT has been used - e.g. to pass law or medical exams or to give speeches and what exams and what speeches

Here are some specific examples of how GPT has been used in various applications:

- 1. Legal research: In 2020, the law firm BakerHostetler used GPT-3 to help analyze and summarize legal briefs. The technology was able to help identify relevant case law and key arguments, which could then be used by human attorneys to make more informed decisions.
- 2. Medical diagnosis: Researchers at Stanford University used GPT-3 to develop a chatbot that can help diagnose symptoms of COVID-19. The chatbot asks users a series of questions and then provides a potential diagnosis based on the answers given.
- 3. Creative writing: In 2021, OpenAI released "DALL-E 2," a new version of its GPT-based image generation system. The system is capable of generating highly realistic images based on textual prompts. For example, it can generate images of animals or objects that don't exist in the real world, based on written descriptions.
- 4. Speechwriting: In 2019, the Guardian newspaper used GPT-2 to generate an opinion piece on Brexit. The piece was written entirely by the machine, with human editors only making minor changes for clarity and style.
- 5. Language learning: In 2020, a team of researchers used GPT-2 to develop a chatbot that can help people learn new languages. The chatbot provides users with prompts in the target language and then responds to their answers, correcting mistakes and providing feedback.
- 6. Customer service: In 2021, Mastercard announced that it had developed a new virtual assistant for its customer service operations, using GPT-3 to understand and respond to customer queries.
- 7. It's worth noting that while GPT has shown promise in a variety of applications, it is still a relatively new technology and its capabilities are still being explored. Additionally, there are concerns about the ethical implications of using AI to replace human labor in certain industries.

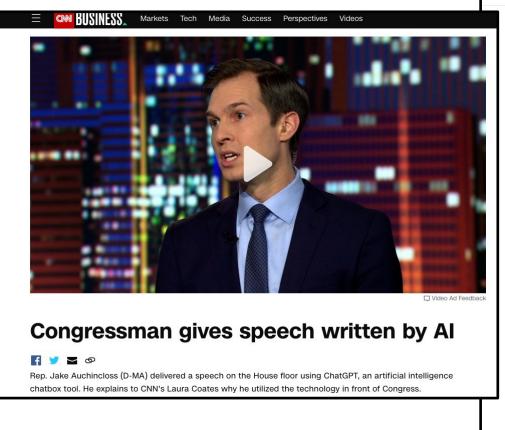
ChatGPT as a politician

President Isaac Herzog and a robot hand typing on a laptop. Dursun Aydemir/Anadolu Agency via Getty Images; Kili

written by ChatGPT on Wednesday.

Isaac Herzog, the Israeli president, delivered a speech partly-

Herzog opened his speech with an intro written by ChatGPT.





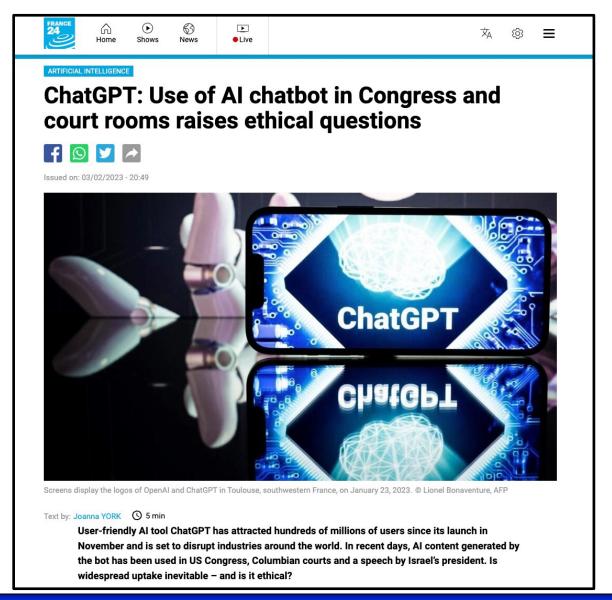
British Member of Parliament Reads ChatGPT-Generated Speech and Poem to House of Commons

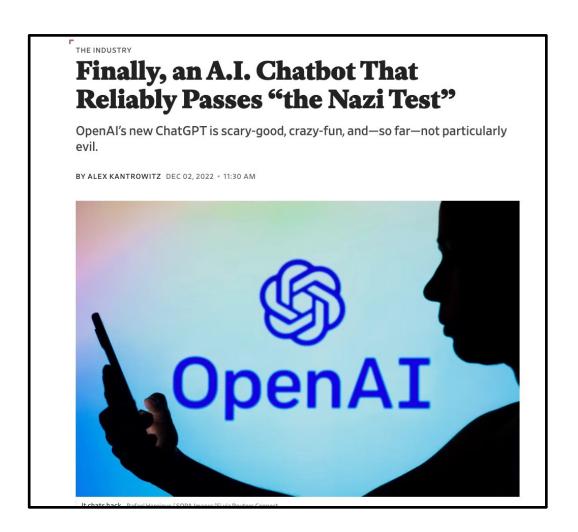
ERIC HAL SCHWARTZ on December 22, 2022 at 10:00 am



A British member of Parliament gave a speech composed by ChatGPT's generative AI this week, a first for the House of Commons. Conservative MP for Bosworth Luke Evans read out the speech, which touched on what's been going on in the UK over the last year as part of a larger speech calling for more regulations around AI, including OpenAI's suite of tools. He concluded on a lighter note with a Christmas-themed poem also generated by ChatGPT.

ChatGPT and Ethics





Now let's look at some examples



what is today's date?



Today's date is February 23rd, 2023.



who is the UK Prime Minister



As of my knowledge cutoff date of September 2021, the UK Prime Minister was Boris Johnson. However, it's possible that there has been a change in leadership since then.

Making sense of data



Is there a pattern in this data? 4181

0,

__

(

. . .



Yes, there is a pattern in this data. These are the first few numbers in the Fibonacci sequence, a sequence of numbers in which each number is the sum of the two preceding ones:

0, 1, 1, 2, 3, 5, 8, 13, 21, 34, 55, 89, 144, 233, 377, 610, 987, 1597, 2584, 4181, ...

The pattern continues indefinitely.

Making sense of data



This sentence is in code. Decipher it. Bpm ycq ksj zwe vnw frc uxa wdm zbp mti hgl woi vlzc vab wmi bqb ajz mis nia b



To decipher the code, we need to use some form of encryption or decryption method. Without any additional information, it is difficult to determine the specific method that was used to encrypt the message. It could be a substitution cipher, a transposition cipher, or some other method.

If you have any additional information about the method used to encrypt the message, please let me know and I will do my best to help you decipher it.



The code is a transposition cipher



Great, if the code is a transposition cipher, then the original message was likely rearranged by some method. There are several different methods that can be used to perform a transposition cipher, but one common technique is to write the message out in rows of a fixed length, and then read the columns in a specific order to obtain the encoded message.

Without knowing the specific method used to perform the transposition, it is difficult to determine the original message. If you have any additional information about the method used to perform the transposition, please let me know and I can provide more specific guidance on how to decipher the code.



the code is a substitution cipher with one letter replaced by another the same number of characters further along

What about images



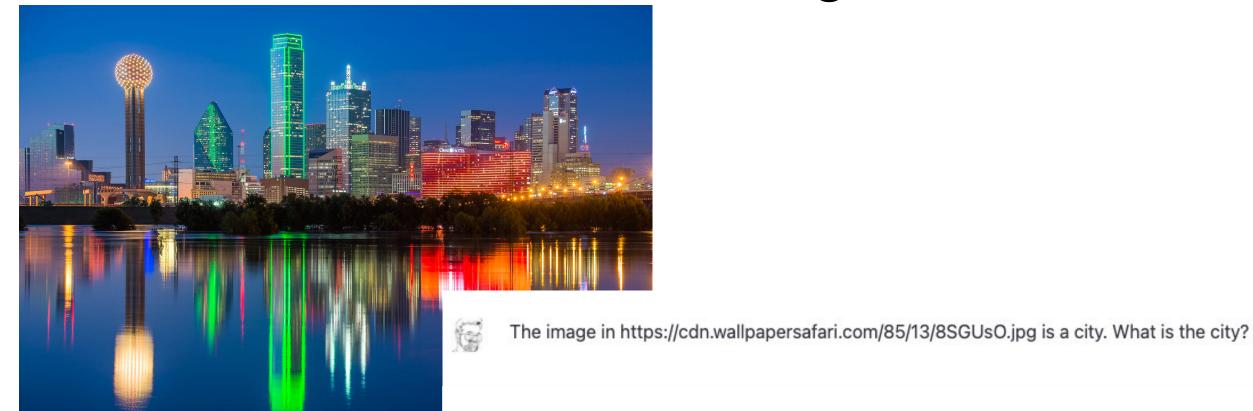
What is this a picture of? https://i0.wp.com/londonbusinfo.com/wp-content/uploads/2020/01/BBig.jpg

What about images



Who is this a picture of? https://images.seattletimes.com/wp-content/uploads/2019/04/urn-publicid-ap-org-c1735a54659548cfa2fce6fd8c9c56caTrump_04017.jpg

What about images



Let's try something a bit harder?





I'm sorry, but I cannot identify the person in the provided image without additional context or information. If you have any more details about the person or where the photo was taken, please let me know and I will do my best to assist you.

Let's try something a bit harder?





The picture is from a press article from February 2020

This note's for you: Neil Young rips into **Donald Trump in open letter**

Updated / Thursday, 20 Feb 2020 11:24













Neil Young

Veteran rocker Neil Young, who recently became a US citizen, has ripped into Donald Trump like a hurricane in an open letter in which he calls the president "a disgrace to my country" and endorses Democratic Party hopeful Bernie Sanders.

74-year-old Young has already slammed Trump for using his anthem Rockin' in the Free World at his rallies but the singer has gone full on in the lengthy tirade, which was posted on the front page of the Neil Young Archives site in a section he calls "the NYA Times-Contrarian".



I'm sorry, but without additional context or information, I'm unable to accurately identify the person in the provided image. If you have any more details about the article or where the photo was taken, please let me know and I will do my best to assist you.



The picture is from an Irish press article mentioning a letter written by Neil Young



Thank you for the additional information. After doing some research, it appears that the person in the provided image is musician Neil Young. The image may have been taken in February 2020, around the time when Young was involved in a dispute with the organizers of a festival in Ireland over his refusal to allow them to serve meat on site. Young had written a letter expressing his concerns about the environmental impact of meat consumption and urged the festival organizers to adopt a vegetarian-only policy. The image you provided may have been used in the Irish press article reporting on this dispute and the letter written by Neil Young.

How can ChatGPT help legal professionals

ChatGPT can be a valuable tool for legal professionals in a variety of ways. Here are some examples:

- 1. Legal research: ChatGPT can be used to generate natural language responses to legal queries, making it a valuable resource for legal research. For example, a legal professional could input a question about a specific area of law, and ChatGPT could generate a response that summarizes the relevant legal principles and cases.
- 2. Contract drafting: ChatGPT can be used to generate natural language text that can be used to draft contracts and other legal documents. For example, a legal professional could input a set of requirements for a contract, and ChatGPT could generate a first draft that includes the necessary clauses and legal language.
- 3. Case analysis: ChatGPT can be used to analyze legal cases and generate summaries and insights that can help legal professionals understand the key issues and arguments in a case. For example, a legal professional could input the details of a case, and ChatGPT could generate a summary that identifies the relevant legal principles and case law.
- 4. Legal chatbots: ChatGPT can be used to power legal chatbots that can interact with clients and answer their legal questions. This can help legal professionals save time and improve client satisfaction by providing a quick and convenient way for clients to access legal information and advice.
- 5. Predictive analytics: ChatGPT can be used to analyze large amounts of legal data and generate predictions about legal outcomes. For example, a legal professional could input data about a set of cases, and ChatGPT could generate predictions about the likely outcome of similar cases based on the patterns it has learned from the data.
- 6. Overall, ChatGPT represents a powerful tool for legal professionals, with the potential to save time, improve accuracy, and enhance client satisfaction. By using natural language processing and machine learning techniques to understand and analyze legal information, ChatGPT can help legal professionals work more efficiently and effectively, and provide better service to their clients.

Give a real life example of how ChatGPT could help a Texas based legal professional in their work

Suppose a Texas-based lawyer is working on a case involving a dispute over a commercial lease agreement. The lawyer needs to research the relevant laws and precedents to build a strong legal argument for their client. However, the lawyer is short on time and doesn't have the resources to conduct a comprehensive legal research.

In this scenario, the lawyer could use ChatGPT to assist with their legal research. The lawyer could input a natural language question into the ChatGPT system, such as "What are the relevant laws and precedents for commercial lease disputes in Texas?" ChatGPT would then generate a response based on its knowledge of Texas law and legal precedents, providing the lawyer with a summary of the relevant legal principles and cases.

The lawyer could use this information to develop a stronger legal argument for their client, without having to spend hours conducting research themselves. This would save the lawyer time and improve the quality of their work, allowing them to focus on other aspects of the case.

Additionally, the lawyer could use ChatGPT to generate a first draft of a contract or other legal document. For example, the lawyer could input the requirements for a commercial lease agreement, and ChatGPT could generate a first draft that includes the necessary clauses and legal language. The lawyer could then review and edit the draft as needed, saving time and ensuring that the final document is accurate and legally sound.

Overall, ChatGPT could be a valuable tool for a Texas-based legal professional, helping them to conduct legal research, draft legal documents, and provide better service to their clients.

What are the relevant laws and precedents for commercial lease disputes in Texas?

There are several relevant laws and precedents for commercial lease disputes in Texas. Here are some of the key ones:

- 1. Texas Property Code: The Texas Property Code governs commercial leases in Texas. It sets out the rights and obligations of both landlords and tenants, and provides guidance on issues such as rent payments, security deposits, repairs, and evictions.
- Common Law: In addition to the Texas Property Code, common law also plays a role in commercial lease
 disputes in Texas. Common law is the body of legal principles and precedents developed by courts over time,
 and can be used to interpret and apply the Texas Property Code.
- 3. Texas Uniform Commercial Code: The Texas Uniform Commercial Code (UCC) governs transactions involving goods and other personal property. It provides rules for sales, leases, and other transactions, and can be relevant in commercial lease disputes involving the sale of goods.
- 4. Case law: Finally, case law is also important in commercial lease disputes in Texas. Texas courts have issued numerous decisions over the years interpreting and applying the Texas Property Code and other relevant laws, and these decisions can provide guidance on how to handle specific issues that may arise in commercial lease disputes.

Write an argument to be given to the court by an attorney representing the tenant, relating to a commerical lease dispute between two parties relating to a tenant's breach of a lease agreement leading to the landlord terminating the lease.

Your Honor,

I am representing the tenant in this case, and I respectfully submit that my client did not breach the lease agreement and that the termination of the lease by the landlord was unjustified.

Firstly, my client did not breach the lease agreement. The lease agreement clearly stipulates that the tenant is responsible for paying rent on a timely basis, which my client did throughout the lease term. The landlord has alleged that my client breached the lease by failing to keep the premises in good repair, but this allegation is without merit. My client maintained the premises in accordance with the lease agreement, and any issues that arose were promptly addressed and resolved. Therefore, there is no valid basis for the landlord's allegation of breach.

Secondly, even if my client had breached the lease agreement, the landlord's termination of the lease was not justified. The lease agreement specifies that the landlord can terminate the lease if the tenant breaches the agreement in a material way. However, the alleged breach in this case was not material, as it did not substantially impair the value of the lease agreement. Furthermore, the lease agreement specifies that the landlord must provide written notice of any breach and an opportunity for the tenant to cure the breach before terminating the lease. The landlord did not comply with these requirements, as no written notice was given and no opportunity to cure the alleged breach was provided.

In conclusion, my client did not breach the lease agreement and the landlord's termination of the lease was not justified. Therefore, I respectfully request that the court find in favor of my client and award any damages or relief that may be appropriate in the circumstances.

Thank you for your attention to this matter.

Write a counter-argument to be given by the attorney representing the landlord for this particular case

Your Honor,

I am representing the landlord in this case, and I respectfully submit that my client was justified in terminating the lease due to the tenant's breach of the lease agreement.

Firstly, the tenant did breach the lease agreement by failing to keep the premises in good repair. The lease agreement clearly specifies that the tenant is responsible for maintaining the premises in good repair and that failure to do so constitutes a breach of the lease. The landlord provided evidence that the premises were not kept in good repair and that the tenant failed to address these issues in a timely manner. Therefore, the tenant did breach the lease agreement.

Secondly, the tenant's breach was a material breach that substantially impaired the value of the lease agreement. The failure to maintain the premises in good repair resulted in damage to the property, which negatively impacted the value of the property and interfered with the landlord's ability to lease the property to another tenant. Furthermore, the lease agreement specifies that the tenant must maintain the premises in good repair, which is a fundamental obligation of the lease. Therefore, the breach was material and justified termination of the lease.

Finally, the landlord did provide notice of the breach to the tenant and an opportunity to cure the breach. The landlord sent written notice to the tenant, informing them of the breach and providing them with a reasonable period of time to rectify the situation. However, the tenant failed to take any meaningful steps to address the issues with the premises, which left the landlord with no choice but to terminate the lease.

In conclusion, the tenant breached the lease agreement by failing to keep the premises in good repair, which was a material breach that justified the termination of the lease. The landlord provided notice of the breach and an opportunity to cure, but the tenant failed to take any meaningful action. Therefore, I respectfully request that the court find in favor of my client and award any damages or relief that may be appropriate in the circumstances.

Thank you for your attention to this matter.

As the judge in this case, answer who you think should win the case or if you think more information is required, what information should both sides submit and by when, or if there is an alternative judgement or compromise how this should be reached.

As an Al language model, I am not able to provide legal advice or make judgments on cases. Determining the outcome of a case requires a thorough understanding of all the facts and evidence presented, as well as the application of relevant laws and precedents. It is the responsibility of the judge or legal professional presiding over the case to make a fair and impartial decision based on the available evidence and arguments presented by both sides.

In this case, the judge would need to review all the relevant evidence and arguments presented by both the tenant and the landlord before making a decision. If the judge determines that there is insufficient evidence to make a decision, they may request that both sides submit additional evidence or arguments to support their respective positions. The judge may also ask for additional information on the specific terms of the lease agreement and the nature of the alleged breach.

Ultimately, the judge will need to weigh the evidence and arguments presented by both sides and apply relevant legal principles to reach a fair and just decision. It is possible that the judge may find in favor of either the tenant or the landlord, or may decide on an alternative judgment or compromise that is acceptable to both parties.

It is important to note that legal cases can be complex and may involve a range of factors beyond what is presented in a simple scenario. It is always recommended that parties seek the advice of a qualified legal professional to better understand their rights and obligations in any legal dispute.

As a librarian working for the landlord's attorney, here are some possible research strategies and sources that could be used to find evidence to support the landlord's position in the case:

As a librarian working for the landlord's attorney, here are some possible research strategies and sources that could be used to find evidence to support the landlord's position in the case:

- 1. Review the lease agreement: The lease agreement is the primary source of information that outlines the obligations of the landlord and the tenant. By reviewing the lease agreement, the librarian can identify any relevant clauses that the tenant has breached, as well as any clauses that outline the landlord's rights in the event of a breach.
- 2. Search legal databases: The librarian can search legal databases such as LexisNexis, Westlaw, and HeinOnline for relevant case law, statutes, and regulations that are applicable to the case. The librarian can also look for secondary sources such as legal treatises and law review articles that discuss the legal issues involved in commercial lease disputes.
- 3. Conduct a property inspection: The librarian can accompany the landlord to the property and conduct an inspection to document any evidence of the tenant's breach of the lease agreement. This could include taking photographs or videos of any damages to the property or evidence of the tenant's failure to maintain the premises in good repair.
- 4. Interview witnesses: The librarian can identify potential witnesses who may be able to provide testimony to support the landlord's position. This could include employees of the landlord or property management company, contractors who have worked on the property, or neighbors who may have observed the tenant's behavior.
- 5. Review financial records: The librarian can review financial records such as rent payment history and invoices for repairs or maintenance to the property to demonstrate that the landlord has fulfilled their obligations under the lease agreement.
- 6. Review correspondence and notices: The librarian can review any correspondence and notices that have been exchanged between the landlord and the tenant to demonstrate that the tenant was aware of their breach of the lease agreement and had an opportunity to remedy the situation before the lease was terminated.

Overall, the librarian should conduct a comprehensive search of both legal and non-legal sources to gather as much evidence as possible to support the landlord's attorney. This evidence could be presented in court as part of the landlord's case to demonstrate that the tenant breached the lease agreement and that the landlord was justified in terminating the lease.

What is the relevant case law for this dispute? What cases exist that support the landlord

As I mentioned earlier, the specific case law that is relevant to a commercial lease dispute in Texas will depend on the particular facts of the case. However, here are a few examples of cases that may be relevant in supporting the landlord's position:

- 1. "Peek v. Equipment Servs., Inc.," 526 S.W.2d 293 (Tex. 1975): This case involved a commercial lease dispute where the landlord terminated the lease due to the tenant's failure to pay rent. The court ruled in favor of the landlord, finding that the lease agreement clearly stated that non-payment of rent constituted a default under the lease.
- 2. "Jim Walter Homes, Inc. v. Reed," 711 S.W.2d 617 (Tex. 1986): In this case, a tenant breached a commercial lease by failing to pay rent and vacating the premises before the end of the lease term. The court held that the landlord was entitled to recover damages for the tenant's breach of the lease agreement.
- 3. "Barker v. Busby," 544 S.W.2d 677 (Tex. Civ. App. 1976): This case involved a tenant who breached a commercial lease by subleasing the property without the landlord's permission. The court held that the tenant had breached the lease agreement and that the landlord was entitled to terminate the lease and recover damages.

In each of these cases, the court sided with the landlord in a commercial lease dispute, finding that the tenant had breached the lease agreement and that the landlord was justified in taking action to protect their interests. These cases demonstrate that landlords have certain rights under Texas law when it comes to enforcing lease agreements, and that tenants who breach their obligations under the lease agreement can be held liable for damages.

Are there any things that the landlord or its legal professionals should be aware about that could jeopardise their chances of winning this case. What should they do and what should they not do?

Yes, there are some things that the landlord or their legal professionals should be aware of that could potentially jeopardize their chances of winning this case. Here are a few examples of what they should and should not do:

What they should do:

- Ensure that they have all of the relevant documentation and evidence to support their case, including the lease agreement, correspondence and notices, financial records, and witness statements.
- Provide clear and accurate testimony in court that is consistent with the evidence they have presented.
- Be respectful and professional in their interactions with the court and the opposing party, and avoid making inflammatory or accusatory statements.
- What they should not do:
- Engage in any behavior that could be construed as harassment or retaliation against the opposing party, such as threatening or intimidating them.
- Withhold or fabricate evidence in an attempt to bolster their case, as this could lead to serious legal and ethical consequences.
- Make unsupported or exaggerated claims in court that are not backed up by evidence.

In general, the landlord and their legal professionals should prioritize honesty, integrity, and professionalism in their approach to the case. They should be transparent about the evidence they have and avoid any actions or statements that could be seen as unethical or improper. By presenting a strong, evidence-based case in a professional manner, they can maximize their chances of winning the dispute.

Legal Searches

What search terms should I look at when looking for case law relevant to landlord and tenant disputes

Here are some search terms you could consider when looking for case law related to landlord and tenant disputes:

- Landlord-tenant case law
- Tenant rights case law
- Landlord rights case law
- Residential landlord-tenant case law
- Commercial landlord-tenant case law
- Eviction case law
- Lease agreement case law
- Security deposit case law
- Rent increase case law
- Housing discrimination case law
- Fair Housing Act case law
- Landlord retaliation case law
- Habitability case law

Note that the specific terms you use may vary depending on the jurisdiction and specific issues involved in the dispute.

Summary

- ChatGPT is great for writing a quick answer, email (or even phishing email), speech – as long as you give it enough relevant data on the topic and what you want
- ChatGPT can simplify complex searches giving ideas on next steps and areas you may have missed
- It's far from perfect and not to be trusted. It seems to make up some answers that require detail, so always verify information
- ChatGPT3 is based on GPT-3. All is a "work in progress" and is not yet AGI but it's getting there. Will we lose our jobs?
 - I'll have retired before then, but if I was 20, perhaps I should be worried.



Thank you

Arthur Weiss is the managing partner of AWARE - a UK based consultancy specialising in competitive intelligence and marketing analysis.

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