



## Leasing

We represent clients in all types of commercial real estate lease transactions, regionally and nationally, including space leases, “big box” leases, ground leases and build-to-suit leases. The range of clients we represent in these transactions includes:

- Retailers and other tenants in shopping center leases
- Shopping center owners
- Tenants and landlords in warehouse leases
- Real estate owners and investors, as landlords in office leases
- Various businesses, as tenants in office leases
- Lenders and rent receivers as landlords of foreclosed real estate projects of all kinds

We work closely with other members of a client’s team, including brokers, property managers, architects, construction managers and environmental consultants. We also collaborate with lawyers in the Financial Restructuring and Bankruptcy Group to represent landlords or tenants in the disposition of leases in bankruptcy proceedings.

### Representative Matters

- Represented a corporate tenant in a lease for 116,000 square feet of space for its headquarters in a major Center City Philadelphia office building
- Represented a suburban office park landlord in the lease of a 128,000 square foot building to an insurance company tenant
- Ongoing representation of a national chain tenant, over 80 locations, in all of its shopping center leases
- Represented a shopping center landlord in a lease for a 100,000 square foot anchor tenant
- Represented a shopping center landlord in a ground lease transaction for a bank branch on an out parcel
- Represented a landlord in a lease of 20,000 square feet for a chain restaurant

### Related Practices

Financial Restructuring and Bankruptcy  
Real Estate

- Represented a tenant in a build-to-suit lease transaction for a 75,000 square foot climate- controlled storage facility
- Ongoing representation of a medical office building owner overseeing leases with four medical practices/university medical centers, zoning for expansion and tax appeals
- Represented a South Jersey law firm in the sale and leaseback of a \$2.5 million commercial office building
- Served as borrower's counsel for a \$4.9 million loan (including letters of credit) for a developer of a shopping center in Medford, NJ and negotiated multiple tenant leases

### **Publications**

Key Takeaways from Real Estate and Finance Forum  
*Real Estate and Finance Alert* | November 17, 2017

In Minnesota, a Tenant may, Depending on the Language of the Lease, be Liable to the Landlord for Property Damage to the Tenant's Apartment but not for Damage to the Rest of the Building  
*The Subrogation Strategist* | June 2, 2016

FASB Finalizes Effective Date for Proposed New Leasing Standard  
*Finance Alert* | November 17, 2015

Changes Made to PA Clean and Green Program: Tax Burden for Landowners with Active Leases is Clarified

Lease Securitization Challenges for Issuers  
*Securitization News* | June 13, 2005

### **Events**

America's Brick-and-Mortar Retail Stores – A Vanishing Act in an Online Shopping World  
Philadelphia, PA | November 2, 2017

Business Leases & Real Estate Matters for Corporate Counsel  
Wilton, CT | November 30, 2016

Business Leases and Other Real Estate Matters for Corporate Counsel  
Association of Corporate Counsel, Westchester/Southern Connecticut Chapter | November 30, 2016