

## Commercial Property & Leasing

Our team offers comprehensive representation to established and emerging businesses in every aspect of commercial real estate transactions. We counsel clients on leases, retail leasing, commercial leases, property management, landlord / tenant issues, office leasing, real estate brokers, and ground leases. We advise clients of alternative strategies for expanding, renovating, or disposing of commercial real estate holdings, establishing and modifying land use agreements including variances, easements and zoning to protect desired access, signage and building design criteria; and, representation of local and national real estate developers in all aspects of real estate development.

Our local, regional, and national clients include public and private companies; REITs; regional and national financial institutions; investment funds; architects, engineers, and contractors; landlords and tenants; developers (shopping center, mixed use, housing, office, industrial, residential, community, and multi-family); retailers; homeowner cooperative and condominium associations; buyers and sellers; brokers; public sector and governmental entities; and utility companies.

We pride ourselves on developing excellent working relationships with our banking and corporate clients by anticipating their needs and adding value to each transaction. As an example, our attorneys noticed how difficult it was for in-house counsel to easily track and monitor costs and expenses for new site development files. We designed a spreadsheet that charts all fees, costs and expenses incurred on each pending transactions on a month by month basis. This is an example of how we proactively developed a solution that will improve communication, streamline the process and ultimately, make it easier and faster to get the job done.

### Representative Services

- Ground Leasing, Office Leasing, Build To Suit Leasing and Retail Leasing
- Submerged Land Leases
- Purchase and Sale Agreements
- Easement, Variance and Restrictive Land Use Agreements
- Title Agent for all National Title Insurance carriers
- Development and Construction Agreements
- Condominium Documents
- Negotiation and Review of Loan Documents
- Due Diligence
- Legal Opinions
- Loan Documentation/Review
- Refinance/Restructuring of Loans
- Loan Workouts

### Representative Matters

- Represented a high profile New York based investment firm in its \$117 million all-cash purchase of the iconic Miami Beach Resort hotel.
- Represented Fortune 500 company in the purchase, financing, development, construction, and zoning of a 1,000,000 square foot distribution center.
- Acted as counsel in the acquisition, development, leasing, and permanent loan work of numerous grocery-anchored retailer shopping centers.
- Represented an international video sales and rental retail store chain, a national quick-serve food restaurant chain, a national banking association, and a national discount shoe retail store chain, in the expansion and roll-out of their respective concepts across the country.
- Acted as counsel to developers in the acquisition and creation of condominiums and marina slip documents, submerged land lease, and related development work for multi-family, mixed-use and resort type developments.
- Representation of Regional and National Financial Institutions as lender counsel in real estate based loans, asset based loans, refinances, loan modifications and loan workouts.
- Representation of TD Bank, NA in 20-year lease for branch site in the Cobblestone Plaza, Pembroke Pines  
Total Value: \$5.0 million
- Representation of purchaser of \$12,705,000 note, mortgage and loan documents from BankAtlantic  
Total Value: \$12.7 million
- Representation of borrowers in BankUnited loan to AAAA World, Inc. and AAAA Universe, LLC (collectively "borrowers")  
Total Value: \$51.5 million
- Representation of purchase in acquisition of 404-room Seralago Main Gate Inn located in Kissimmee, FL  
Total Value: \$8.4 million

- Representation of Premier Beverage Company in lease of 25,500 square foot facility in Pensacola, FL  
Total Value: \$2.0 million
  - Purchase of Dollar General store in Daytona Beach Shores  
Total Value: \$2.0 million
  - Sale of 4.0 acres in the City of Dania for retail development  
Total Value: \$2.0 million
  - Purchase of ground lease sites for client Simoes Properties, with CVS, McDonalds and Wawa  
Total Value: approximately \$6.5 million
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