

Practices

Lease Restructuring and Workouts

With unprecedented upheaval in the real estate market through bankruptcies, closure orders, and increased remote work, among other challenges, lessors and lessees across asset classes require legal counsel that is knowledgeable and experienced in the specific set of challenges presented in distressed situations.

Akerman's Commercial Leasing and Development Team provides landlords and tenants with a depth of knowledge and experience to guide clients through distressed situations. Our experience encompasses all types of lease-related issues, including resolving rent disputes, as well as negotiating the structuring or restructuring of leases, modifications, and amendments, to address the ever changing economic environment. Akerman's experience spans all asset classes, including industrial, office, and retail, and all types of leasehold estates whether they consist of leases, ground leases, subleases, or any other lease structure in which a landlord or tenant has an interest.

Akerman's breadth of service and experience provides our leasing team with the subject matter specific knowledge to draw upon in order to resolve issues beyond the four corners of the lease. Our nationally ranked Bankruptcy and Reorganization and Real Estate Litigation Practices, and a Distressed Property Team addresses lender as well as other distressed related issues, including rent deferrals, abatements, security draw downs and any other relief that the parties require. Our Corporate and Tax Practice Groups are also experienced in representing owners and investors in the related entity and tax

Connect With Us



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Our Team

Related Work

Bankruptcy and
Reorganization
Buying and Selling
Assets (Section 363
Sales)
Commercial Landlord-
Tenant Bankruptcy
Distressed and Special
Assets
Distressed Property
Hospitality
Hospitality Dispute
Resolution
Real Estate Litigation

issues surrounding a lease restructure. Furthermore, we provide the analysis to determine the rights of the parties during any *force majeure* event.

What We Do

- Represent landlords and tenants in distressed situations involving all lease structures, including ground leases and subleases
- Handle restructuring, workouts, forbearances, equity investments, loans, and refinancing
- Resolve rent disputes, deferrals, draw downs, and other relief
- Negotiate the structuring and restructuring of lease modifications and amendments
- Represent landlords and tenants in lease litigation, including defaults, *force majeure* and related issues, CAM disputes, eminent domain, land use litigation, and evictions, bankruptcy, receiverships, and related insolvency proceedings