

## Leasing

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Miller Canfield represents landlords and tenants in leasing in all types of commercial and industrial properties. Our clients include significant institutional corporate clients, who we represent nationwide in connection with their leasing activity. We also represent manufacturing clients in the redevelopment and sale/leaseback of industrial properties. Our litigation team regularly handles disputes involving lease interpretation, payment and set-off disputes, environmental obligations, construction and build-out obligations, and other lease-related disputes.

Our services include:

- Negotiation and drafting of lease and sub-lease documents
- Lease enforcement and tenants in litigation and bankruptcy proceedings
- Establishment of reciprocal easement and restrictive covenants
- Negotiation of subordination agreements and other relationships with lenders

### Representative Matters

Represent Fortune 50 companies in nationwide negotiations of leases for office, warehouse, and flex space ranging from 1,000 rentable square feet to over 100,000 rentable square feet across the United States. Representing both landlords and tenants, each negotiation addresses the represented party's needs with respect to the space, including the terms of any build-out. As a part of this practice, we also negotiate subordination, non-disturbance and attornment agreements on behalf of tenants.

Facilitated time-sensitive \$22 million sale-lease back transaction for a 360,000-square-foot facility, efficiently expediting negotiations and due diligence, while limiting the client's liabilities and providing the protections it required.

Negotiated a \$10 million incentive package for a company that manufactures equipment for the alternative energy field.

Negotiated lease of 180,000 rsf of downtown Class A office space on behalf of landlord, where the lease acted as the critical component of a larger sales transaction.

Negotiated new headquarters lease of 130,000 rsf of Class A office space for Fortune 500 Company.

Advised national retailer with respect to the leasing, subleasing, and tenant management of its owned shopping centers.

Represented North American unit of an international automotive supplier with respect to all facets of its office, warehouse, and manufacturing facility leasing needs in the United States.