

## COVID-19 Landlord/Tenant Response Team

Landlords, tenants, and their lenders face unique and difficult challenges as they grapple with the economic and social changes brought by the COVID-19 pandemic. In response, Lane Powell has assembled a cross-practice team of attorneys to assist businesses and individuals with a variety of landlord/tenant solutions. This collaborative team advises businesses looking to restructure, and both landlords and tenants seeking to renegotiate, terminate or reassess their lease agreements.

Our COVID-19 Landlord/Tenant Response Team advises businesses and individuals regarding all aspects of landlord/tenant law. Clients include national chains, senior housing providers, commercial lenders, high-net-worth individuals and institutional landlords.

Our team stays on top of the rapidly developing legal landscape, including PPP loans, local and state regulation or proclamations, and emergency court rulings and procedures. This expertise allows Lane Powell to advocate for our clients with maximum effectiveness.

Where restructuring or bankruptcy is the best option, our team of attorneys and professional staff are prepared to help clients identify the best path forward regarding their long term leases, including the immediate impact of those lease decisions on bankruptcy, and their longer term ramifications.

Our team also advises landlords and tenants regarding lease enforceability, force majeure, collections and litigation strategy.

With extensive experience representing clients on both sides of the contract, our dynamic and cross-practicing team is prepared to help any landlord or tenant, regardless of size, with:

- Restructuring;
- Lease renegotiations;
- Lease terminations;
- Evictions;
- Rent increase moratoriums;
- Collections; and
- Rent analysis and litigation preparation.

### COVID-19 Experience

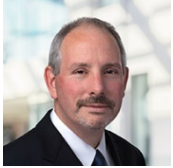
- COVID-19-based restructuring of leases for national chain.
- Extensive renegotiation of leases for all types of commercial landlords and tenants.
- Advice to senior housing providers regarding applicability of evictions and rent increase moratoriums.
- Advice to commercial landlords to ensure collection of rent guarantee from surety.
- Litigation strategy regarding lease enforceability and assessment of various defenses including force majeure, contractual impossibility and frustration of purpose.
- Enforcing creditors' rights in bankruptcy related proceedings.

## Meet the Team



ABE LORBER | 206.223.7434 | [lorbera@lanepowell.com](mailto:lorbera@lanepowell.com)

**Abe Lorber** represents both landlords and tenants in evictions, collection actions, lease enforcements, and other types of real estate litigation. Abe advises commercial, residential and senior housing landlords and tenants regarding their rights and obligations under the new laws, ordinances and orders arising out of the COVID-19 pandemic. Abe also negotiates on behalf of landlords and tenants regarding all aspects of their leases.



BRUCE CAHN | 503.778.3273 | [cahnb@lanepowell.com](mailto:cahnb@lanepowell.com)

**Bruce Cahn** is an experienced litigator who has represented large-scale commercial landlords and nationally recognized tenants in a variety of matters, including co-tenancy disputes, lease terminations and FED actions. Bruce has also negotiated and drafted lease amendments and rent modification agreements to address COVID-19 related defaults. Bruce's experience with both lease litigation and transactions provides unique insight for landlords and tenants navigating these uncertain times.



GREG FOX | 206.223.7129 | [foxg@lanepowell.com](mailto:foxg@lanepowell.com)

**Greg Fox** is the Co-Chair of Lane Powell's Bankruptcy and Creditors' Rights practice team. He represents lenders, landlords and tenants in all aspects of insolvency and lease default situations, including restructuring, enforcement, assumption/rejection and the protection of rights inside and outside of bankruptcy and state court receivership proceedings.



JUSTIN CABRERA | 503.778.2133 | [cabreraj@lanepowell.com](mailto:cabreraj@lanepowell.com)

In response to the COVID-19 pandemic, **Justin Cabrera** has represented retailers and franchisees in renegotiation of commercial leases, lease terminations, and rent relief including deferrals and abatements. Additionally, Justin built a team of attorneys to renegotiate a portfolio of over 1,500 locations for a national tenant.



JULIE SEIDENSTEIN | 206.223.7080 | [seidensteinj@lanepowell.com](mailto:seidensteinj@lanepowell.com)

**Julie Seidenstein** actively assists landlords and tenants by addressing the unique challenges posed by the COVID-19 pandemic, including, but not limited to, renegotiation of commercial leases for all types of real estate assets, both regionally and nationally, and advising clients with respect to restructuring their real estate assets in response to the pandemic requirements and its effect on the market.



JEREMY BADER | 503.778.2131 | [baderj@lanepowell.com](mailto:baderj@lanepowell.com)

**Jeremy Bader** is the Chair of Lane Powell's Real Estate and Land Use practice team. He works with both landlords and tenants on commercial leasing matters, including restructures with respect to COVID-19 related issues.



COZETTE TRAN-CAFFEE | 503.778.2108 | [trancaffeec@lanepowell.com](mailto:trancaffeec@lanepowell.com)

**Cozette Tran-Caffee** provides practical, strategic advice to landlords and tenants as they navigate COVID-19. She has renegotiated leases for hospitality, industrial, office, retail and warehouse properties from Alaska to Oregon, and has helped multifamily landlords mitigate risk related to residential eviction restrictions.



DAN KITTLE | 206.223.7074 | [kittled@lanepowell.com](mailto:kittled@lanepowell.com)

**Dan Kittle** works to help clients navigate complex contract disputes and shareholder disputes. Dan uses his expertise in these areas to help businesses, shareholders, landlords and tenants fight for their interests and achieve resolution, and he can help clients address any impact of COVID-19 in these areas.