

## Leasing

Commercial leasing is a unique discipline of real estate law that demands specialized knowledge and skill. At Masuda Funai, our lawyers deliver practical and timely results when representing landlords and tenants in their leasing initiatives. For decades, our firm has been actively involved in drafting, revising and negotiating commercial leases for office buildings and industrial parks, shopping centers, mixed use properties, distribution centers, medical facilities, media and tech studios and research and laboratory facilities, among many others. We have advised countless businesses in connection with the leasing and build out of rental properties throughout the U.S., ranging in size from thousands to hundreds of thousands of square feet.

Our experience includes retail, warehouse and industrial, manufacturing facilities, office, multi-property, ground, natural resource, build-to-suit and turnkey leases. We also advise on and execute the full array of ancillary agreements, which can range from renewal and expansion amendments, to subleases and assignments, to termination agreements and tenant improvements to subordination and non-disturbance among others. In addition, we provide legal counsel pertaining to lease terminations, workouts and buyouts.

Leasing transactions are usually fast-paced, and a properly negotiated agreement can conserve time, resources and money. Our attorneys consistently negotiate, document and close lease transactions quickly, with a focus on safeguarding each client's position and limiting the risk and liability. In the event a dispute should arise, our litigators jump into action to resolve the problem amicably and productively. Whether behind the scenes or at trial, we have proven time and again to be persuasive and diplomatic advocates, particularly when our client seeks to preserve the leasing relationship.