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UPCOMING EVENTS LIST

Add Event

VIRTUAL EVENT: CORENET GLOBAL ATL PROGRAM

Apr 16, 12:00 PM - 1:00 PM (ET)



BUILDING FOR THE FUTURE

Please join us for a discussion of updates affecting the construction industry from the general contractor's perspective. We will also open the program for Q&A – don't miss this one!

Thursday, May 21st
4:00 – 5:00 PM

*Complimentary for Members
and Non-Members*



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Legal Lens: Real Estate Implications of COVID-19

Presented By:

Patrick Abell, Associate, Thompson Hine LLP

Chris Schneider, Senior Counsel, Thompson Hine LLP

Erin Luke, Partner, Thompson Hine LLP



Our Team



Patrick Abell is an Associate in the Cleveland office of Thompson Hine. He has experience representing real estate developers, shopping center owners, private businesses, publicly traded companies and non-profit organizations in complex real estate transactions across the country.



Chris Schneider is Senior Counsel in the Atlanta office of Thompson Hine. She specializes in all aspects of commercial real estate, including distressed asset resolution and loan workouts. She has been a member of CoreNet Atlanta's Diversity In Action Committee for several years. She is also a landlord.

Our Team, *Cont.*

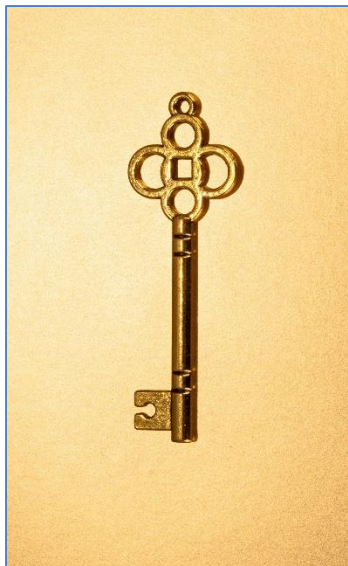


Erin Luke is a partner in the Construction group at the Cleveland office of Thompson Hine. She advises clients on complex projects in a broad range of industry sectors, including retail, office, infrastructure, energy, sports stadia, convention centers, and hotels.

Additional Resources

We have assembled a firmwide multidisciplinary task force to address clients' business and legal concerns and needs related to the COVID-19 pandemic. Please see our [COVID-19 Task Force](#) page for additional information and resources.

Sellers of Commercial Real Estate



- Key considerations for Sellers during COVID-19
 - Buyers may push for reduced earnest money
 - Buyers may push for longer due diligence periods
 - Difficult to operate property in “customary” manner
 - Standard purchase and sale forms need to be reviewed
 - Hotels and restaurant spaces are among hardest hit

Buyers of Commercial Real Estate

- Key considerations for Buyers during COVID-19
 - Third party diligence vendors may not be “essential”
 - Difficulty recording documents and closing logistics
 - Difficulty obtaining financing for certain projects
 - Expect longer wait for government approvals and permits
 - Cap rate is suddenly very difficult to measure



From the Landlord's Perspective

- Tough times for Landlords
- **Tenant Relief:**
 - Discretionary in most cases
- Landlord's obligations do not go away in most cases
- **Landlord versus Lender:**
 - Landlord must talk to its Lender first!
- In the field/practical considerations

From the Tenant's Perspective

- It's not such a great time to be a Tenant, either.
- **Review the Lease:**
 - the contract is still KING
- Practical Considerations



Overview: Impact on Construction Projects

- Government Shutdowns
- Delay and Force Majeure
- Negotiating Covid-19 Clauses
 - Fair and Balanced Risk Share
 - Process and Procedure for Mutual Agreement
 - Default to Industry Standard
- Suspension & Termination



Questions and Answers Segment



Team Contact Information



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