

Thomas E. Kass

Acquisitions & Sales

- Representation of Real Estate Investor in Bethel, New York selling tracks of land previously used for Woodstock Music Festival for development of homes subject to new homeowners association
- Representation of Family Business in complex sale/leasing transaction involving four commercial buildings in Jamaica, Queens, NY, two of which were simultaneously leased by Developer prior to extended closing date (Three building sales, and two leases)
- Representation of Real Estate Investment Group in purchase of four buildings from three different sellers in simultaneous closing financed by Delaware Statutory Trust; Acted as agent for several Lenders (Lower Manhattan, New York, NY)
- Participant in a team of lawyers representing a foreign purchaser of a \$675,000,000 fee interest and master lease of two Chicago office buildings and ground lease of a New York office building.
- Acquisition of eleven amusement parks (fee, leasehold and sub-leasehold interests) in four states.
- Acquisition of owner operated building in Queens, New York, contingent upon obtaining tax credits from New York City's Department of Finance's Relocation and Employment Assistance Program.
- Complex Acquisition of Stock, Assets, Fee Interests and License of Concrete Mixing Business in Brooklyn, New York.
- Sale of Business Assets and Real Estate of Tennis Club in Long Island, New York.
- Acquisition of Assets and Lease of 15,000 square foot Restaurant in Manhattan.
- Acquisition of building in the Bronx, New York for family owned real estate business for tear down and redevelopment - Current Transaction.
- Sale of ground leasehold interest in a family owned bowling alley in Long Island, New York.
- Acquisition of partnership interests owning shopping centers in the Midwest United States.
- Numerous residential and commercial acquisitions and sales in the New York metropolitan area.

Leasing

- Representation of Family Trust in sale of 25-year Hotel Ground Lease in New York City to German Investment Firm
- Lease and sublease of 59,000 square foot office space in midtown Manhattan for an apparel company.
- Parking garage lease on behalf of a cooperative apartment corporation.
- Three retail leases involving substantial build-outs for fitness company operator.
- Complex long term license agreement for a tennis club with New York State agency.
- Numerous office and retail leases and subleases for a variety of New York City businesses.
- Retail leases for family owned real estate business in the metropolitan New York area.

Lending and Finance:

- Representation of commercial and retail savings banks over a four year period in connection with commercial mortgage loans encumbering office buildings, warehouses, owner-occupied commercial buildings, shopping centers, strip malls of various sizes and rental and cooperative apartment buildings.
- Acquisition of two commercial mortgage loans, one encumbering the leasehold of Manhattan office building and the other encumbering a fee interest in a Staten Island shopping center, and subsequent pledging of the same to another lender.
- Representation of a private lender in connection with the refinance and restructuring of debt at a well-known Forest Hills tennis club.
- Representation of commercial lenders in connection with loan participation agreements.
- Representation of a Japanese insurance company in connection with complex financings, workouts and restructurings.

Cooperatives/Condominiums

- Outside counsel to a 300 unit Manhattan cooperative corporation, including numerous corporate governance issues, retail and garage leases, construction contracts and underlying mortgage loan transactions – client for 14 years.
- Outside counsel to a prestigious upper west side condominium – New Client.
- Representation of a condominium in connection with its purchase of parking and garage condominium units as part of a settlement with its Sponsor.
- Representation of a condominium in connection with a license agreement with regard to construction at an adjacent building.
- Representation of cooperative apartment corporations in connection with underlying mortgage transactions.