



**Klio A. Moore**

*Understanding the nuances of a client's business is the key to effective work for them, especially in leasing.*

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#### **PRACTICE**

Retail Leasing

#### **EXPERIENCE**

**Retail Leasing** I have negotiated and drafted over a thousand leases and subleases in regional malls, strip centers, outlet malls, multi-use properties (such as hotels, condominiums and hospitals) and office buildings for national and regional retail and office clients such as:

adidas America

Ariat

Baja Fresh

b8ta

Columbia Sportswear

CorePower Yoga

glassybaby

Icebreaker

Joe & The Juice

Kit & Ace

Oakley

OfficeMax

Peloton

Reebok

REI

TaylorMade

Starbucks Coffee Company

UGG

**Mergers/Acquisitions** I counsel retailers on leasing issues for the sale and acquisition of retail stores, including drafting and negotiating the assignment and amendment documentation and coordinating due diligence.

**Operations Issues** I assist retailers with various operational issues, such as facilitating store closures, negotiating and drafting early termination agreements, resolving disputes with landlords, collecting tenant improvement allowances from landlords, title review and title insurance, and reviewing or drafting estoppel certificates, landlord work letters, subordination and nondisturbance agreements, lease guaranties, and consents. I also help retail clients assess potential exposure from other senior documents, such as ground leases, reciprocal easement agreements, declarations of covenants, conditions, and restrictions, and other restrictions on property, and prepare consents and other documents in connection therewith.

#### **EDUCATION**

- Boston University School of Law, J.D., *cum laude*, 1995
- University of Washington, B.A. English, Phi Beta Kappa, 1992

#### **MEMBERSHIPS AND ACTIVITIES**

- International Council of Shopping Centers, Member
- Washington Retail Association
- Washington State Bar Association
- King County Bar Association