



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 hundreds of 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 clients such as:

adidas America

Anchor Blue

Baja Fresh

Cepia Dermotique

Columbia Sportswear

Eastern Mountain Sports

Levi's by Most

Mieko's Fitness

Millers Outpost

Oakley

OfficeMax

Restaurants Unlimited

ROAD

Starbucks Coffee Company

Zebraclub

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. I have also negotiated and drafted purchase and sale agreements for the purchase of real property.

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
- Seattle Chapter of Western Pension & Benefits Conference: President Elect (2001-2002), Secretary (2000-2001), Board Member at Large (1999-2000), Continuing Education Chair (1997-1999), and Co-Chair of Annual All-Day Seminar (1999)
- Seattle Pension Roundtable, Member