

## James H. Lerner

*Director*

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Jim Lerner is a real estate lawyer who focuses on lending, particularly in connection with the representation of financial institutions in real estate and corporate transactions.

His practice emphasizes large multi-lender financial transactions involving construction and acquisition, real estate financings, mixed-use developments, secured and unsecured REIT financings, security and asset-based lending involving leverage buy-outs, restructuring and work-outs, including tiered debt financing, mezzanine financing and inter-creditor issues.

Jim spends significant time in both the Boston and New York City offices of the firm, counseling clients in each city as well as national clients. *Chambers USA* recognizes Jim as "an excellent lawyer, and very good communicator who is thorough, diligent and practical lawyer who demonstrates a strong 'can-do approach' and exceptionally responsive."

Jim is also a co-chair of the firm's Real Estate Capital Markets/Debt Group.

### **Accolades**

- *Chambers USA*, Banking & Finance, Massachusetts, 2019 (Band 3)
- Martindale Hubbell Peer Review Rated AV Preeminent™
- "America's Leading Business Lawyers," *Chambers USA* 2012-2016
- Massachusetts Super Lawyers, 2011 - 2014

### **Affiliations**

- Real Estate Finance Association, Board Member and Past President

### **Admissions**

- Massachusetts
- New York
- Rhode Island

## **Education**

- Tufts University (B.A., 1977)
- Boston College Law School (J.D., 1980)

## **Representative Matters**

### **Tremont Mortgage Trust \$14.8M First Mortgage Bridge Loan**

Representation of Tremont Mortgage Trust in connection with a \$14.8M first mortgage bridge loan to refinance 2 Overhill Road, a 62,000 square foot 4-story office building in Scarsdale, NY.

### **Tremont Mortgage Trust \$40.4M First Mortgage Bridge Loan**

Representation of Tremont Mortgage Trust in connection with a \$40.4M first mortgage bridge loan to finance the acquisition of the Hampton Inn JFK, a 216-key, 13-story hotel adjacent to the John F. Kennedy International Airport.

### **J.P. Morgan \$185 Syndicated Term Loan for Refinance of Office, Lab and Retail Complex in Cambridge**

Representation of J.P. Morgan in connection with \$185M syndicated term loan for the refinance of the office, lab and retail complex at One Kendall Square, Cambridge, Massachusetts.

### **Santander \$100M Syndicated Term Loan**

Representation of Santander Bank in connection with its \$100M syndicated term loan for the refinance of Minuteman Office Park.

### **CapitalOne \$209.5M Loan to Fairfield Residential**

Representation of CapitalOne in connection with the \$209,500,000 term loan to Fairfield Residential.

### **Agent Bank and a Syndicate of Banks \$70M Construction Financing**

Representation of an agent bank and a syndicate of banks in a transaction for \$70M construction financing for Boston's first Moxy Hotel, a trendy Marriott sub-brand known as a micro-hotel.

### **Agent Bank and a Syndicate of Banks for \$100M Unsecured Term Facility**

Representation of an agent bank and a syndicate of banks for \$100M unsecured term facility for a real estate investment trust.

### **Agent Bank and a Syndicate of Banks in \$78M Construction Financing**

Representation of an agent bank and a syndicate of banks in a transaction for \$78M construction financing for a multi-family project in New Jersey.

**Agent Bank and a Syndicate of Lenders in \$173M Construction Financing**

Represent an agent bank and a syndicate of lenders in a \$173M construction financing for mixed-use retail and hotel project.

**Agent Bank and Syndicate Lenders \$190M Senior Term Facility and \$50M Mezzanine Term Facility to One Channel Center**

Represent an agent bank and a syndicate of lenders in a \$190M senior term facility and \$50M mezzanine term facility to One Channel Center LLC covering the State Street Bank headquarters building in the Seaport area in Boston, MA.

**Agent Bank and Syndicate of Lenders \$120M Financing Facility**

Represent an agent bank and a syndicate of lenders in a \$120M financing facility secured by assignment of ownership interests in various real estate limited partnership and limited liability company investment vehicles.

**Agent Bank and Syndicate of Lenders \$170M Senior Facility and \$35M Mezzanine Facility Chicago**

Represent an agent bank and a syndicate of lenders in a \$170M senior facility and a \$35M Mezzanine facility involving a major trophy office building in Chicago.

**Agent Bank and Syndicate of Lenders \$180M Facility**

Representation of an agent bank and a syndicate of lenders for a \$180M facility involving the assignment of ownership interest in various real estate investment vehicles.

**Agent Bank and Syndicate of Lenders \$200M Refinance in New York City**

Represent an agent bank and a syndicate of lenders in a \$200M refinance and renovation of 2 Grand Central Office Tower in New York City.

**Agent Bank and Syndicate of Lenders \$50M Construction Loan**

Represent an agent bank and a syndicate of lenders for a \$50M construction loan for storage facilities located throughout the United States.

**Agent Bank and Syndicate of Lenders \$66.68M Construction Loan Central Park West**

Represent an agent bank and a syndicate of lenders in a \$66.68M construction loan for a condominium conversion of an existing apartment building on Central Park West in New York City.

**Agent Bank and Syndicate of Lenders Construction Loan New York**

Represent an agent bank and a syndicate of lenders in a construction loan to facilitate construction of two 19-story, mixed-use towers, including multifamily residential apartment units and ground floor retail space in New York.

**Agent Bank and Syndicate of Lenders in \$1.25B Publicly Traded REIT**

Representation of an agent bank and a syndicate of lenders in a \$1.25B unsecured revolving and term facility for publicly traded REIT.

**Agent Bank and Syndicate of Lenders in \$175M Term and Renovation Facility Malden, MA**

Represent an agent bank and a syndicate of lenders in a \$175M term and renovation facility covering the Granada Highlands Apartments in Malden, MA

**Agent Bank and Syndicate of Lenders in \$198M Senior Facility and \$49.5M Mezzanine Facility Throughout Southeastern United States**

Representation of an agent bank and a syndicate of lenders in a \$198M senior facility and \$49.5M mezzanine facility for office building portfolio located throughout the southeastern United States.

**Agent Bank and Syndicate of Lenders in \$38.5M Construction Loan Multifamily Apartment Long Island City**

Representation of an agent bank and a syndicate of lenders in a \$38.5M construction loan for a multifamily apartment building in Long Island City, NY.

**Agent Bank and Syndicate of Lenders in \$620M Acquisition Financing and Negotiation Mezzanine Lender**

Represent an agent bank and a syndicate of lenders in a \$620M office acquisition financing and negotiation of inter-creditor agreement with mezzanine lender.

**Agent Bank and Syndicate of Lenders in \$90M Senior Facility and \$15M Mezzanine Facility in Chicago**

Representation of an agent bank and a syndicate of lenders in a \$90M senior facility and a \$15M mezzanine facility in a multi-lender financing involving a major office building in Chicago.

**Agent Bank and Syndicate of National Lenders \$340M Construction Loan**

Represent an agent bank and a syndicate of national lenders for a \$340M construction loan for office buildings located throughout the United States.

**Bank \$40M Line of Credit**

Represent a bank in a \$40M line of credit to a public company.

**Bank \$42M Loan for Seven Medical Buildings**

Representation of a bank in a \$42M term loan for portfolio of seven medical buildings in Rhode Island.

**Bank \$50M Revolving Facility**

Represent a bank in connection with a \$50M revolving facility for a privately held REIT.