

## Len Freiman

*Director*

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Len is a trial attorney who maintains a substantial civil litigation practice, representing both plaintiffs and defendants in a wide variety of business and commercial matters.

He counsels clients in connection with:

- [real estate](#) and leasing disputes (including tax abatement and valuation matters);
- business torts and contractual matters;
- [employment issues](#) (particularly related to workplace discrimination);
- [environmental matters](#); and
- equal access litigation under both the Americans with Disabilities Act and the Commonwealth of Massachusetts Architectural Access Board regulations.

Len also handles a variety of administrative matters, including professional licensure disputes. In these matters, he has appeared before the real estate licensing board, the Board of Registration in Medicine, and other professional licensing bodies. Len's substantial trial experience involves both the courts and administrative agencies, as well as arbitration forums.

Len, who brings 35 years of experience to his clients, previously served as a Co-Chair of the firm's Litigation group for almost 10 years.

His prior experience includes serving as a law clerk for The Honorable John P. Wiese, United States Claims Court, and as a law clerk for The Honorable Albert V. Bryan, United States Court of Appeals for the Fourth Circuit.

### **Accolades**

- Martindale Hubbell Peer Review Rated AV Preeminent™
- Massachusetts Super Lawyer, 2008 - 2016

### **Affiliations**

- Temple Beth Elohim of Wellesley, MA
- Former Wellesley Little League Board Member (two separate terms)
- Member, Board of Directors, Good Sports, a national non-profit organization dedicated to facilitating youth participation in sports activities by distributing new sporting equipment to a variety of organizations across the country.

### **Admissions**

- Massachusetts
- District of Columbia
- New York

### **Education**

- University of Pennsylvania (B.A., *magna cum laude*, 1979)
- National Law Center at George Washington University (J.D., *with honors*, 1982)

## **Pro Bono**

Len is proud of his significant pro bono commitments. Over the years, he has helped many people in a variety of ways. Some of his pro bono efforts include working with an organization for disabled veterans, assisting refugees from the Middle East fleeing sectarian violence, and working locally with organizations dedicated to providing low and moderate income housing to eligible families.

## **Representative Matters**

### **Defense of Legal Malpractice**

Representation of national law firms in defense of malpractice and disciplinary claims of conflict of interest.

### **Defense of Rose Fitzgerald Kennedy Greenway Conservancy Against Claims by Occupy Boston**

Defended the Rose Fitzgerald Kennedy Greenway Conservancy against claims by Occupy Boston that it had an ongoing right to occupy portions of the Greenway in Downtown Boston.

### **Successful Defense In an Alleged Breach of Contract and Deceptive Practices Suit**

Successfully represented an automobile dealership in connection with an alleged breach of contract and deceptive practices suit.

**Mechanic's Lien and Restaurant Lease Default Matter**

Defended a biotechnology organization in connection with a mechanic's lien and restaurant lease default matter. Successfully obtained a stay of litigation, which was affirmed on interlocutory appeal. Participated in a multi-party mediation and negotiated a highly favorable resolution for the client

**Defense of Communications Company in Alleged Misappropriation of Trade Secrets and Breach of Contract**

Defended a Canadian communications company in an action seeking damages and injunctive relief for alleged misappropriation of trade secrets and breach of contract in connection with unsuccessful negotiations to license the plaintiff's wireless technology. Case was dismissed based on the successful invocation of a contractual forum selection clause.

**Massachusetts Tax Abatement Proceedings**

Handled all aspects of Massachusetts' tax abatement proceedings including the filing and prosecution of tax abatement applications with local assessors and appeals to the Appellate Tax Board. Tried a motel valuation case to decision in 2016 before the Appellate Tax Board.

**Appeal of Denial of Concert License for Local Sports & Entertainment Venue**

Handled expedited appeal on behalf of local sports and entertainment venue of denial of its request for a concert license by a local board of selectmen. Within two days, the Superior Court reversed the board's decision and issued a final decision on the merits in favor of the venue granting the license.

**Jury Trial on Behalf of Prominent International Insurance Company**

Tried a two month jury trial for a multimillion-dollar insurance dispute on behalf of a prominent international insurance company. Handled contested conservatorship proceeding in Probate Court.

**Adjudicatory Proceedings before Massachusetts Department of Environmental Protection**

Tried multiple adjudicatory proceedings before the Massachusetts Department of Environmental Protection over Massachusetts' Wetlands Protection Act issues.

**Declaratory Judgment Action Concerning Easement**

Handled a declaratory judgment action concerning the continued viability of a 20-year old easement.

**Subrogation Action with Respect to Malden Mills Fire**

Part of the litigation team that handled a subrogation action with respect to circumstances surrounding December 1995 Malden Mills' fire.

**Defense of ADA Access Claims**

Defended Americans with Disabilities Act access claims against a variety of venues including hotels, parking lots, shopping malls, and a sports complex. Handled access claims under Commonwealth's disability regulations as well.

**Defense of Commercial Landlord in Dispute with Tenant**

Representation of commercial landlord in dispute with tenant over roof leak issues and tenant's attempt to terminate its lease as a result.

**Products Liability Cases**

Products liability cases regarding allegedly defective medical instrument, industrial machinery, and consumer products.

**Local Counsel in Federal Securities Class Action**

Local counsel in Federal Court securities class action litigation that was tried to a jury verdict.

**Defense of Massachusetts' Class Action Wage and Hour Litigation**

Handled defense of Massachusetts' class action wage and hour litigation.

## Publications

October 2014

**Shopping for Milk, Bread and Signatures: Massachusetts Supreme Judicial Court Allows Solicitation of Political Nomination Signatures on Stand-alone Retailer's Private Property**