

# HOLLY G. SHUMAN | ASSOCIATE

Commercial Real Estate, Commercial Leasing, Real Estate Construction and Finance, Banking and Finance



Holly's practice includes commercial leasing, commercial finance, acquisitions, dispositions, and general real estate matters. She spends the majority of her time representing tenants in commercial leasing matters and lenders in commercial finance matters.

She first joined MPS Law as a law clerk while attending law school at Illinois Institute of Technology, Chicago-Kent College of Law, and

she became an associate attorney at MPS Law in September 2014.

## Leasing Experience

Holly represents tenants and corporate users across the United States and Canada with their negotiations of leases, subleases, license agreements, lease assignments, subordination and non-disturbance agreements, estoppels, and lease guaranties for office and industrial spaces. She helps her clients handle their leasing portfolios by not only negotiating their lease documents for new and existing premises, but by also interpreting their existing leases and helping clients apply the lease provisions to any situations that arise. She also negotiates co-working membership agreements on behalf of corporate users for co-working space and exclusive space at co-working facilities.

## Lending Experience

Holly represents various financial institutions and lenders in connection with commercial finance transactions and real estate based construction, acquisition, and refinance loans, including loans for multifamily residential buildings, office buildings, memory care facilities, shopping centers, industrial buildings, and hotels. She also represents national lenders making acquisition and development loans and revolving lines of credit to residential homebuilders across the United States. Holly works on all aspects of the loan transactions including drafting and negotiating the loan documents, reviewing the property and borrower due diligence, and coordinating the closing.

## CONTACT

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## EDUCATION

- J.D., magna cum laude, Illinois Institute Technology, Chicago-Kent College of Law
- B.A., with honors, Michigan State University

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## ADMISSIONS

- Illinois
- United States District Court for the Northern District of Illinois

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## EXPERIENCE

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- Negotiated an office lease with lab space on behalf of an automotive company for approximately 23,000 RSF in Farmington Hills, Michigan.
- Negotiated an office lease on behalf of a national consulting firm for approximately 5,900 RSF in St. Louis, Missouri.
- Negotiated two lease amendments, sublease termination agreements, license agreement amendment, and parent company guarantee on behalf of a national consulting firm in order to reduce office space from approximately 75,000 RSF to approximately 40,000 RSF in Seattle, Washington.
- Negotiated a sublease on behalf of a national consulting firm for the use of approximately 20,000 RSF of office space in New York, New York.
- Negotiated an office lease on behalf of a litigation support firm for the use of approximately 10,000 RSF in Chicago, Illinois.
- Represented a national bank in connection with an approximately \$32,500,000 loan to refinance existing indebtedness on four office buildings in Northbrook, Illinois, and provide funds for improvements to the buildings.
- Represented a national bank, as lead lender and agent, in connection with an approximately \$32,000,000 loan to a joint venture for the construction of a 187 unit residential apartment building in Denver, Colorado.
- Represented a national bank in connection with an approximately \$1,200,000 loan to refinance the existing indebtedness on a convenience store in Pittsburgh, Pennsylvania.
- Represented an Illinois state chartered bank in connection with an approximately \$12,000,000 loan to a joint venture for the acquisition of and improvements to a retail shopping center in Dallas, Texas.
- Represented a national bank in connection with a \$20,000,000 revolving line of credit to a homebuilder for subdivisions in Colorado and Texas.
- Represented a purchaser in the acquisition of 11 acres in Mount Vernon, Illinois, and again in the acquisition of an additional 83 acres in Mount Vernon, Illinois.
- Represented a purchaser in the acquisition of two industrial buildings in Chicago, Illinois.
- Represented a seller in the sale of an apartment building for \$2,380,000 located in Forest Park, Illinois.

## PUBLICATIONS

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- "Expanding the After-Acquired Evidence Defense to Include Post-Termination Misconduct," Chicago Kent Law Review, Vol. 89, Issue 2, Chi.-Kent L. Rev. 823, 2014.

### Schaumburg

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### Chicago

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