

Scott P. Kadish

Managing Partner



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Practices/Industries

- Leasing
- Real Estate
- Business Consulting & Business Transactions

Education

Boston University
(B.S.B.A., *cum laude*, 1982)

American University,
Washington College of Law
(J.D., 1985)



Overview

Scott serves as Ulmer & Berne's managing partner. His leadership focuses on client service and emphasizes teamwork across all offices and all practice groups, commitment to hard work but in a collegial, supportive work environment and an aggressive approach to growth. Scott's practice focuses on the representation of landlords and tenants in the development and lease-up of shopping centers on a national basis. He also counsels clients on a wide variety of real estate and business transactions, and general business law. Scott routinely appears on the Ohio Super Lawyers list and has achieved the highest ranking, AV Preeminent[®], from Martindale-Hubbell[®]. He is recognized by the American College of Real Estate Lawyers (ACREL), and by *Chambers USA*, which named him among Ohio's "Leaders in Their Field" for real estate.

Experience

- Represents national retail tenants in lease-ups of new locations.
- Represents national landlords in development and lease-up of shopping centers.
- Represents landlords and tenants in leasing of downtown office buildings and suburban office complexes.
- Involved in numerous other real estate transactions representing developers, borrowers, lenders, sellers, buyers, landlords, tenants, investors, brokers and managers of shopping centers, retail, office, industrial and residential properties.
- Serves as general counsel to a wide variety of businesses, handling general business, contracts and transactions.

Presentations

- "The Super Exciting Aspects of Restoration and Rent Abatement After Extreme Weather," International Council of Shopping Centers, Ohio, Kentucky, Indiana, Michigan, and Pennsylvania Retail Development & Law Symposium (March 2018)
- "Real Estate Leasing Trends," The National Restaurant Association Financial Officers & Tax Executives Executive Study Group Conference, Las Vegas (June 2017)
- "The Perfect Storm: Everything You Wanted (Need) to Know About Termination Rights for Casualty and Condemnation," 2016 U.S. Shopping Center Law Conference (October 2016)
- "Best Practices in Commercial Leasing," Nationwide CLE Series (November 2015)
- "Don't Be a Hater: Embrace (And Artfully Negotiate) Casualty and Condemnation Boilerplate Provisions," International Council of Shopping Centers' U.S. Shopping Center Law Conference (October 2015)

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Presentations (Cont)

- "Real Estate Leasing Trends," National Restaurant Association, Financial Officers and Tax Executives' Executive Study Group Meeting (June 2015)
- "Letters of Intent: Worthwhile, Worthless or Dangerous?," International Council of Shopping Centers (ICSC) Law Conference (October 2014)
- "Landing on Your Feet," Cincinnati Bar Association (2009)
- "Advanced Issues in Representing Developers of Lifestyle Centers," ICSC Law Conference (2007)
- "Overcoming Lifestyle Center, Mall and Strip Center Leasing Hurdles" and "A Different Animal: Negotiating Food Court Leases," American Conference Institute (2007)
- "Negotiating Restaurant Leases," ICSC 2007 Ohio, Kentucky, Indiana and Michigan Retail Development & Law Symposium (2007)
- "Significant Issues Specific to Commercial Leases," Sterling Education Services (2007)
- Speaker, National Business Institute
 - "The Use Clause, Rent, and Common Area Maintenance (CAM) and Other Expenses," (September 2015)
 - "How to Finance the Small Business," National Business Institute (2006)
 - "Fundamentals of Entity Selection," National Business Institute (2005)
 - "A Closer Look at Stock Purchase Agreements" (2002)
 - "A Closer Look at Asset Purchase Agreements" (2002)
 - "Types of Acquisition Agreements" (2002)
 - "Factors Impacting Choice of Entity" (2002)
 - "General Partnerships and Joint Ventures" (2002)
 - "Ethical Guidelines" (2002)
 - "Advantageous Use of Limited Liability Companies" (1997, 2002)
 - "An Introduction to Limited Liability Companies and Limited Liability Partnerships" (1997, 2001)
 - "Advantageous Use of Limited Liability Companies and Limited Liability Partnerships" (1997, 2001)
 - "Limited Partnerships" (1999)
 - "How to Finance the Small Business" (1998)

Publications

- "Retail Leasing: Drafting and Negotiating Key Provisions in a Retail Lease," Practical Law Company (June 2014)
- "Automation Technology Leads to Cross-Data Sharing, Enhanced Productivity, Profitability," Cincinnati Bar Association's CBA Report (August 2011)

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Involvement

Professional Affiliations

- Cincinnati Bar Association
- International Council of Shopping Centers
- University of Cincinnati Real Estate Round Table
- National Business Institute Ohio Advisory Council (*Charter Member*)
- World Services Group (*Firm Representative*)

Community Involvement

- Integrative Medicine Foundation (*Board*)
- Impact Autism (*Legal Counsel and Past Board Member*)
- Wyoming High School Boosters (*Past Board Member*)
- Wyoming, Ohio City Council (*1999 to 2003*)
- Wyoming School Foundation (*Past Trustee*)
- March of Dimes (*Board 1998 to 2000*); 1997 Volunteer of the Year Award

Firm Involvement

- Managing Partner
- Management Committee
- Partner-in-Charge, Cincinnati Office
- Leasing, Chair
- Retail, Chair

Honors & Distinctions

- Ranked as one of Ohio's "Leaders in Their Field" in Real Estate by *Chambers USA: America's Leading Lawyers for Business* (2013-2018)
- Recognized by *Best Lawyers* as the 2018 Real Estate Law "Lawyer of the Year" in Cincinnati (2018)
- Named to *The Best Lawyers in America*[®], Real Estate Law (2007-2019)
- AV Preeminent Peer Review Rated – Martindale-Hubbell
- Named a *Cincy Leading Lawyer* in Real Estate in a survey of lawyers by *Cincy Magazine* (2007-2018)
- Named to the Ohio Super Lawyers list (2004-2009; 2011-2016; 2019)
- Named to the 2015 Commercial Real Estate Hall of Fame by *Midwest Real Estate News*
- Greater Cincinnati Outstanding 40 Under 40 Award (1997)

Admissions

- State of Ohio