

Leonard D. Rodness

REAL ESTATE GROUP



Practice focus:

- Shopping centre development
- Purchase and sale of commercial, industrial and multiple unit residential properties
- Cost sharing agreements
- Single family residential development
- Real estate financing
- Joint ventures and other syndications
- Commercial leasing

T: 416 777 5409 | F: 1 888 587 9139 | E: lrodness@torkinmanes.com

Leonard Rodness heads Torkin Manes' Commercial Real Estate Group. His commercial real estate practice crosses a broad spectrum of real estate matters from development to secured lending to leasing to cost-sharing. Len's clients benefit from his wide ranging depth of knowledge and experience: he knows how the other side will think. His experience in coordinating a legal team, smoothly conducting all due diligence matters, including title and off-title searches, lease reviews, zoning, development potential reviews and environmental and other property-related concerns, gives his clients the confidence necessary to make business decisions based on his advice.

Len acts extensively for developers involved in all areas of commercial, industrial and residential property development and for borrowers and institutional and private lenders in secured lending transactions. Len also acts for both landlords and tenants in commercial and residential leasing matters.

Len represents some of Canada's most prominent developers and owners of regional shopping centres, as well as developers and owners of commercial, industrial and residential properties.

Len has developed a particular expertise in dealing with the issues arising from multiple ownership, including severances of properties, reciprocal operating agreements, cross easements, restrictive covenants and cost-sharing matters.

Working extensively with other members of the Commercial Real Estate Group, Len has also developed special expertise in drafting and reviewing cost-sharing agreements relating to the development of residential subdivisions and commercial developments. These cost-sharing agreements allocate among several developers the costs of providing lands to municipalities for community purposes (such as for parks) and of installation of services such as sanitary and storm sewers to the benefit of all.

(Continued)

Leonard D. Rodness./2

Publications

“**Collateral Security Bits and Bites**,” The Law Society of Upper Canada, Commercial Mortgage Transactions: Complex Issues in Documentation and Due Diligence, 2008

“**Planning Issues for Ethanol Refiners**,” BBI - Ethanol Producer Magazine, April/May, 2008

“**What’s Fair is Fair: Understanding Cost-sharing and Reciprocal Operating Agreements**,” The Law Society of Upper Canada, Second Annual Real Estate Law Summit, 2005

Speaking Engagements

“**Co-Tenancy Clauses in Leases**,” Breakfast Roundtable, ICSC Canadian Shopping Centre Law Conference, February 2011

“**Rooftop and Other Telecom Lease Issues**,” Breakfast Roundtable Co-Leader, ICSC Canadian Shopping Centre Law Conference, February 2010

“**Early Access Agreements**,” Breakfast Roundtable Co-Leader, ICSC Canadian Shopping Centre Law Conference, March 2009

“**Collateral Security Bits and Bites**,” The Law Society of Upper Canada, Commercial Mortgage Transactions: Complex Issues in Documentation and Due Diligence, February 2008

“**Let’s Live Together—Reciprocal Operating Agreements and Cost-sharing Agreements**,” Breakfast Roundtable Co-Leader, ICSC Canadian Shopping Centre Law Conference, March 2007

“**Reciprocal Rights of Way**,” Ontario Association of Committees of Adjustment Annual Conference, Niagara Falls, Ontario, June 2006

“**What’s Fair is Fair: Understanding Cost-sharing and Reciprocal Operating Agreements**,” The Law Society of Upper Canada, Second Annual Real Estate Law Summit, April 2005

Professional Affiliations

Member of:

- BILD (Building Industry and Land Development Association)
- ICSC (International Council of Shopping Centres)
- Canadian Bar Association

Community Involvement

- Hockey coach, Avenue Road Hockey Association, still awaiting a future Wayne Gretzky
- Co-chair 2008-2009, HeartBeat Invitational, a parent-child charity golf tournament which raised more than \$30,000 for North York General Hospital Foundation, The Heart and Stroke Foundation and Rehab Toronto

Education

- Called to the Ontario Bar, 1988
- LLB, Osgoode Hall Law School, 1986