

John G. Kelly

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PRACTICE AREAS

Business Organizations & Transactions
Commercial Leasing
Commercial Lending
Mergers & Acquisitions
Real Estate

INDUSTRIES

Bank & Lender Services
Real Estate Development & Investment
Small, Emerging & Growing Businesses

EDUCATION

University of Miami, LL.M. in Real Property Development, 1999
University of Maryland, J.D., 1995
Virginia Polytechnic Institute and State University, B.S., 1992

BAR & COURT ADMISSIONS

Virginia, 2005
Maryland, 1995
District of Columbia, 2000

John Kelly is a shareholder of Bean, Kinney & Korman and focuses his practice on general corporate law and real property law, including commercial real estate leasing, financing and acquisitions, and business mergers and acquisitions.

With respect to leasing, John represents both landlords and tenants nationwide in substantial office, retail, industrial and government leasing transactions. John serves on the Board of Editors of Commercial Leasing Law & Strategy, a national publication. He has also served as a featured guest on real estate leasing topics on Commercial Real Estate Radio.

His lending experience includes representing both lenders and borrowers in complex financial transactions secured by real or personal property, including the negotiation of the initial loan documents and advising with respect to workout strategies and foreclosures.

John represents sellers, lenders and developers in connection with real estate investments throughout Virginia and Maryland. These transactions involve the construction and development of office buildings, shopping centers, hotels and other investment-grade properties, including negotiating agreements and the review of due diligence on behalf of both lenders and purchasers.

John also has extensive experience with respect to representing both property owners and telecommunication providers in connection with the drafting and negotiation of antenna tower leases and license agreements on a nationwide basis.

John's sales and acquisition experience includes the representation of sellers and purchasers of large office properties, hotels and undeveloped land throughout Virginia, Maryland and Washington, D.C.

With respect to general corporate law, John serves as outside general counsel for many mid-size local businesses. John also represents business buyers and sellers in connection with sophisticated asset purchase and stock purchase transactions as part of the firm's mergers and acquisitions practice group.

Before joining the firm as a shareholder, John was an associate with the international law firms Holland & Knight, LLP and then Reed Smith, LP.

Honors

Best Lawyers in America, Real Estate Law, 2020-2021

Arlington Magazine, Top Attorney - Real Estate, 2019

Experience

- Represented a national tenant with the leasing of Reston, VA regional headquarters office space (over 230,000 square feet).
- Represented a national association tenant in connection with headquarters space in Washington, D.C. for premises of approximately 25,000 square feet.
- Represented a tenant in connection with a lease for over 12,000 square feet for premises located in downtown Washington, DC.
- Represented a tenant in connection with a lease for over 30,000 square feet for premises located in Arlington, Virginia.
- Represented a tenant in the negotiation and drafting of its headquarters office lease for premises located in suburban Maryland consisting of over 100,000 square feet.
- Represents institutional lenders in numerous real estate and asset based loan transactions in amounts ranging from \$5 million to \$100 million.
- Represents sellers and purchasers in merger and acquisition transactions with sales price amounts from \$3 million to \$60 million.
- Represents landlords in the negotiation and drafting of office leases for Class A office buildings throughout Virginia and Maryland.
- Represents national retailer tenants in connection with the negotiation and drafting of retail leases throughout the country for premises from 2,500 square feet to over 25,000 square feet.
- Represented Arlington and Alexandria landlords with office leasing transactions of 20,000 square feet and 25,000 square feet, respectively.
- Represented an Arlington tenant on a 24,000 square feet leasing transaction and a Reston tenant on a 30,000 square feet lease amendment.
- Represented retail leasing transactions including a Falls Church brewpub landlord and large national retailers with dozens of transactions ranging in scope from 2,000 square feet to over 20,000 square feet.
- Represented a seller in connection with the asset sale of a local Maryland business.
- Represented a seller in connection with the stock sale of a local Virginia business.

Published Articles

Commercial Foreclosure Alternatives (VA)

LexisNexis/Practical-Guidance, January 21, 2021

Force Majeure and the Doctrine of Impossibility
Business Crimes Bulletin, LJM, April 2020

Coronavirus Force Majeure and Real Estate Leases
March 16, 2020

Assignment and Consent Standards in Commercial Leases
Commercial Leasing Law & Strategy, March 2020

John Kelly was interviewed regarding "Lease Acceleration Clauses: Top Issues & Concerns" on Commercial Real Estate Radio with Howard Kline.
Commercial Real Estate Radio with Howard Kline, February 2014

Landlords' Liens and Waivers
Commercial Leasing Law & Strategy, December 2012

Understanding Landlords' 'Self-Help' Rights
Commercial Leasing Law & Strategy, September 2012

Landlords' Rights to Self-Help with Defaulting Tenants
Real Estate Financial Intelligence, June 2012

A Landlord's Duty to Mitigate in The District Of Columbia, Maryland and Virginia
Commercial Leasing Law and Strategy, Volume 24, Number 4, October 2011

Averting Foreclosure with a Deed-in-Lieu
Virginia Builder, May 2009

Speaking Engagements

Renegotiating Office Leases in a Work-From-Home World: Contract, Common Law, Context Issues, Standstill Agreements
Online, December 8, 2020

Shared Workspace Leases in Wake of COVID-19: Risk Mitigation, Insurance, Negotiating Key Provisions
Online, July 16, 2020

Webinar: Understanding Your Leases and Contracts in the COVID-19 Landscape
Webinar, March 27, 2020

News

Fifteen Attorneys from Bean, Kinney & Korman Listed in 2022 Best Lawyers in America and Five Attorneys Listed in Best Lawyers: Ones to Watch
August 19, 2021

Bean, Kinney & Korman Represents Finley Asphalt in a Transaction with Shoreline Equity Partners
July 2, 2021

Bean, Kinney & Korman Represents Farm Market iD in Acquisition by DTN
February 26, 2021

Thirteen Attorneys from Bean, Kinney & Korman Listed in 2021 Best Lawyers in America and Three Attorneys Listed in Best Lawyers: Ones to Watch
August 20, 2020

John Kelly was quoted within article: Inside the hardball legal tactics retail landlords are using against tenants
The Real Deal, July 23, 2020

Twenty-six Attorneys from Bean, Kinney & Korman Recognized as Top Attorneys by *Arlington Magazine*
October 18, 2019

Eleven Attorneys from Bean, Kinney & Korman Listed in 2020 Best Lawyers in America
August 15, 2019

John Kelly and Christian Lapham Appointed Equity Shareholders
January 17, 2014

John Kelly Selected for Commercial Leasing Law & Strategy's Editorial Board
June 19, 2012

Attorneys John Kelly, Sara Leiner Schuler and Tad Lunger Named Shareholders of the Firm
December 1, 2011

Bean, Kinney & Korman Appoints John Kelly as Of Counsel to the Firm
March 15, 2010

Academic Appointments

Guest lecturer at George Mason University Law School, 2015

Professional & Community Affiliations

Advanced Commercial Leading Institute, Georgetown Law

International Council of Shopping Centers

Small and Emerging Contractors Advisory Forum

Commercial Leasing Law & Strategy (Board of Editors)

Shelter House, Inc. (Board of Directors)

NOVACO (Chair of the Board of Directors)

Beyond the Suit

John lives in Vienna, Virginia with his wife, two young daughters and many pets. John enjoys traveling, reading about history and archaeology, biking to work occasionally and following the Baltimore sports teams (Orioles & Ravens) and the Virginia Tech Hokies.

John and his family traveled to St. Thomas, USVI, where this photo was taken.