



## SCOTT C. BUTLER

### Principal

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Scott C. Butler is a principal of the firm and a member of the Real Estate Transactions and Corporate Law Departments. Scott concentrates his areas of practice in real estate and corporate transactions.

Scott is active in all aspects of real estate transactional work including retail, office and industrial leasing representing both landlords and national and regional tenants; limited partnership, operating and other joint venture agreements; acquisition and sale agreements; easement agreements, declarations and restrictive covenants; site development agreements; construction and permanent loan financings; brokerage and management agreements; condominiums and planned communities; loan work-outs; and loan acquisitions. He also represents business owners in the sale and acquisition of businesses and related assets.

Scott's approach to each deal is to act as a deal-maker and problem solver while protecting his client's interests. He evaluates the most important issues to each party to a transaction in order to determine an agreement and solution that will be acceptable to all parties involved.

Scott is a frequent writer for local real estate periodicals such as the Mid Atlantic Real Estate Journal, and has published articles on non-recourse loan liabilities, brokerage agreements, subleases, continuous operation covenants in retail leases, co-tenancy provisions in retail leases, maximizing redevelopment opportunities in retail leases, percentage rent, and gross-up provisions in commercial leases.

Scott was named the Best Attorney of 2016 for Real Estate Transaction and Corporate & Business Planning by the Mid Atlantic Real Estate Journal, has been selected to the Pennsylvania Super Lawyer list for Real Estate, and has been recognized in the milestone 30th edition of The Best Lawyers in America® for his exceptional work in Real Estate Law.

### Practice Areas

- Real Estate Transactional

- Commercial Leasing
- Contract Review
- Deeds
- Easements
- Joint Venture Agreements
- Purchase and Sale Transactions
- Real Estate Financing
- Business and Corporate Law