

NADAV RAVID

WORK ADDRESS

Ravid Law Group, PLC
450 North Roxbury Drive, Suite 725
Beverly Hills, CA 90210
(213) 213-2911
nravid@r-lg.com

HOME ADDRESS

2780 Club Drive
Los Angeles, CA 90064
(310) 906-8110

DESCRIPTION OF CURRENT PRACTICE	<p>Nadav Ravid is the founder and managing partner of Ravid Law Group which he formed in 2010. Nadav has represented and continues to represent a wide range of major landlords and tenants including American Giant, Brentwood Gardens, Brookfield Properties (NYSE: BAM), Bungalow Hospitality Group, Cactus Club Cafe, Circa Lighting, Comcast (NASDAQ: CMCSA), The Container Store (NYSE: TCS), Convene, Earls Restaurants, e.l.f. Cosmetics (NYSE: ELF), Face Haus, FM Industries, Fossil (NASDAQ: FOSL), Guitar Center, Janie and Jack, Jay Luchs Capital, lululemon athletica (NASDAQ: LULU), Modern Animal, Our Place, Parallel Acquisitions and Holdings, Rapha Racing, Remedy Place, RYDA Ventures, LLC, Sweetgreen (NYSE: SG), and Williams Sonoma (NYSE: WSM).</p> <p>Nadav focuses his practice on matters involving leasing, buying, selling, and developing commercial real estate. He is a University of California, Los Angeles Extension Program instructor where he has lectured on the subjects of leasing, and buying and selling commercial real estate. He has and continues to lecture frequently on real estate topics for various organizations and companies including the American Bar Association, the Los Angeles County Bar Association, and the International Council of Shopping Centers. Past presentations include, Percentage Rent in the Age of Multi-Channel Retail Sales for the Emerging Issues and Specialty Leasing Committee of the American Bar Association, “Negotiating Complex Real Estate Transactions,” sponsored by Lorman Education Services, in-house presentations for Deloitte Financial Advisory Services, LLP, and seminars on the AIR leases and AIR purchase contracts for the Los Angeles County Bar Association.</p>
EDUCATIONAL BACKGROUND	<p>Loyola Law School, Los Angeles, CA Juris Doctor 1994 – 1997</p> <p>University of California, Santa Barbara, CA Bachelor of Arts in Political Science 1990 – 1994</p>
BAR MEMBERSHIPS AND DATES	<p>State Bar of California 1997-present</p> <p>Los Angeles County Bar Association 1997 – 2022</p>

<p>EMPLOYMENT HISTORY</p>	<p>Ravid Law Group, PLC, Los Angeles, CA Founder and Managing Partner 2010-present</p> <p>Buchalter, PLC, Los Angeles, CA Shareholder 1997 - 2010 Administrative Chair of the Real Estate Practice Group Co-Chair of the Recruiting Committee</p>
<p>SPEAKING ENGAGEMENTS</p>	<p>COVID 2020 – Broker Interview on State of the Market (WEBINAR) (1) Ravid Law Group May 27, 2020</p> <p>Landlord/Tenant Issues in the World of COVID-19: Everything you Need to Know Today...Until Tomorrow (2) Los Angeles County Bar Association April 2020</p> <p>Setting the Table with Boilerplate: “Do Not Pass Go, Do Not Click-and-Collect \$200: How Omni-Channel/Internet Sales Are Changing the Retail Real Estate Industry and Why Failing to Keep Up May Cost You Lots of Real (Not Just Monopoly) Money” (3) ICSC U.S. Law Conference October 2019</p> <p>Percentage Rent Provisions: What Works Today May Not Work Tomorrow (4) American Bar Association April 2017</p> <p>Percentage Rent: What It Was and What It May Become In The Age Of Multi-Channel Retail Sales (5) American Bar Association May 2016</p> <p>Retail Leases – Consideration in Large, Medium and Small Tenants Advanced Commercial Leases Seminar Legal and Professional Education The Seminar Group September 30, 2015</p> <p>Top Cases and New Laws of 2014 Affecting Leasing and Purchase and Sale Transactions (6) Los Angeles California Bar Association February 2015</p> <p>Top Cases and New Laws of 2012 Affecting Leasing and Purchase and Sale Transactions (7) Los Angeles California Bar Association February 2013</p>

Leasing with the 800 Pound Gorilla - Leasing Representation on Behalf of Institutional Clients: The Good, the Bad and the Somewhat Arcane
Los Angeles County Bar Association,
Commercial Development and Leasing
2012 – Moderator

Top Issues to Consider for Retail Leases
West San Gabriel Valley Association of Realtors/Commercial Investment
Committee
2012

Leasing 2010: A Tenant Opportunity or Apocalypse Now
Beverly Hills Bar Association
August 5, 2012

Commercial Leasing – Legal Concerns and Current Market Trends
Beverly Hills Bar Association
April 5, 2012

Commercial Leasing: Legal Concerns and Current Market Trends
The 3,000 Square Foot “Anchor”: National Retailers Getting More For Less
(Roundtable)
ICSC U.S. Law Conference
October 2011

Leasing: Top 10 Things You Really Don’t Need In Your Leases (Roundtable)
ICSC U.S. Law Conference
November 2010

Leases In Distress – Real Answers to Real Questions (8)
Los Angeles County Bar Association for the
State Bar of California Outreach Program
October 7, 2009

Leases in Distress – Real Answers to Real Questions (9)
Benjamin S. Crocker Symposium
May 5, 2009

The Acquisition Process: Letters of Intent, Purchase and Sale Agreements and
Closing Escrow
University of Southern California’s Master of Real Estate Development
Graduate Program (MRED)
March 2009

The AIR Standard Purchase and Sale Agreement – The Substance Behind the
Form (10)
Los Angeles County Bar Association,
Real Estate Section
January 7, 2009

	<p>TOP 10 Issues When Using the AIR Lease Form Los Angeles County Bar Association, Real Property Section October 3, 2007</p> <p>Lease Administration and Lease Audit Training Seminar – Legal Aspects of Operating Expenses and Audits (11) Deloitte Financial Advisory Services, LLP Annually 2006 – 2009</p> <p>Top 10 Recommended Changes to the AIR Lease Form Los Angeles County Bar Association November 1, 2006</p> <p>Assignment and Subletting (12) Orange County In-House Real Estate Counsel sponsored by First American Title Insurance Company and The Center for Land Resources at Chapman University Law School August 28, 2006</p> <p>Negotiating Complex Real Estate Transactions Lorman Education Services October 19, 2005</p>
<p>LEGAL PUBLICATIONS</p>	<p>Exclusive Deals – More retailers are demanding exclusive rights, but they remain challenging to define and enforce (13) Los Angeles Lawyer Magazine January 2013</p> <p>State Supreme Court Finds Contract With Option Agreement Enforceable (14) Daily Journal April 2010</p> <p>Avoiding Lease Pitfalls – Negotiating the Letter of Intent (15) Los Angeles Business Journal 2007</p> <p>Items to Negotiate in the AIR Standard Lease Form (16) LA Lawyer Magazine January 2007</p> <p>New Construction Law Intended to Protect Contractors Increases Costs to Owners (17) Commercial Lender Q1 2003</p> <p>Basic Aspects of Purchase and Sale Agreements for Commercial Real Estate (18) Central Florida Realty Investors August 2002</p>

	<p>Basic Aspects of Purchase and Sale Agreements for Commercial Real Estate Commercial Lender 2000</p> <p>The Year 2000 Bug and Commercial Leases (19) Y2K Advisor August 1999</p>
<p>BAR ACTIVITIES</p>	<p>See Speaking Engagements and Publications.</p> <p>Los Angeles County Bar Association (20) Impact of Systemic Racism on Real Estate Planning Committee October 2020</p> <p>Benjamin S. Crocker Symposium Steering Committee 2012 – 2014</p> <p>Executive Committee of the Real Property Section of the Los Angeles County Bar Association 2010 – 2016</p> <p>Commercial Development and Leasing Subsection of the Los Angeles County Bar Association 2010 – 2014</p> <p>Steering Committee of the Commercial Development and Leasing Subsection of the Los Angeles County Bar Association 2010 – 2014 Chair</p> <p>General Real Property Subsection of the Los Angeles County Bar Association 2008 – 2010 Chair</p>
<p>PROFESSIONAL RATINGS</p>	<p>Recognized by Chambers USA in California Real Estate Law 2019-2024</p> <p>Recognized by Best Lawyers 2022-2025</p> <p>Certificate of Appreciation for the ICSC New Retail Lease Model Task Force by International Counsel of Shopping Centers 2021 (21)</p> <p>Recognized by <i>Super Lawyers</i> as a Southern California Super Lawyer 2013-2014, 2017, 2019-2024</p> <p>Recognized by <i>Super Lawyers</i> as a Southern California Rising Star 2011-2012</p>

	<p>Recognized with the Outstanding Young Lawyer Award by the Los Angeles County Bar Association Real Property Section 2007</p>
<p>TEACHING ACTIVITIES</p>	<p>UCLA EXTENSION Understanding and Negotiating Real Estate Leases 6 Week Course (18 hours of class time plus countless hours of preparation) 2017 Fall</p> <p>UCLA EXTENSION (22) Understanding and Negotiating Real Estate Leases 4 Week Course (12 hours of class time plus countless hours of preparation) Winter 2016</p> <p>UCLA EXTENSION Legal Issues In Real Estate Leasing One Day Course (8 hours of class time plus countless hours of preparation) Spring 2013</p> <p>UCLA EXTENSION (23) Beginner: Understanding and Negotiating Real Estate Leases One Day Course (8 hours of class time plus countless hours of preparation) Fall 2011 (23)</p> <p>UCLA EXTENSION (24) Advanced: Understanding and Negotiating Real Estate Leases One Day Course (8 hours of class time plus countless hours of preparation) Fall 2010</p> <p>UCLA EXTENSION (25) Understanding Purchase and Sale Agreements In Commercial Real Estate Transactions 8 Week Course Fall 2000 – 2002 (72 hours of class time plus countless hours of preparation)</p> <p>Winter 2003 – 2009 (168 hours of class time plus countless hours of preparation)</p>

	<p>UCLA EXTENSION (26)</p> <p>Understanding and Negotiating Real Estate Leases 8 Week Course 2000 – 2002 Spring Quarter (72 hours of class time plus countless hours of preparation)</p> <p>2003 – 2009 Summer Quarter (168 hours of class time plus countless hours of preparation)</p>
COMMUNITY SERVICE AND PRO BONO ACTIVITIES	<p>Volunteer Mentor, Everyone Mentors LA Program – LA Unified School District 2023-2024</p> <p>American Youth Soccer League (AYSO) Coach 2008 – 2015</p> <p>LA Housing Authority Los Angeles, CA Lease 2002 Negotiated lease Pro Bono.</p> <p>Los Angeles County Department of Children and Family Services Foster & Adoption legal aid. 1999 - 2000</p>
OTHER MEMBERSHIPS	<p>International Council of Shopping Centers Member, 2007 - present</p> <p>International Council of Shopping Centers Task Force – New Retail Lease Model 2020</p> <p>The Seminar Group Legal and Professional Education Advanced Commercial Leases Seminar – Co-Chair September 2015</p>
ATTACHMENTS	See attached Biography (27)
PERSONAL	<p>Date of Birth – April 10, 1972</p> <p>Married with three daughters, ages 15, 18, and 21.</p> <p>Interests include speed chess, poker, and playing soccer.</p>
* WRITTEN MATERIALS	<p>That's a Wrap Ravid Law Group Dirt Report May 2024</p> <p>The Future (Rent) is Bright...for Massachusetts Landlords Ravid Law Group Dirt Report January 2024</p>

[Off the Record: Buyer Terminates Tenant's Lease](#)

Ravid Law Group Dirt Report
April 2024

[Covid-19 Year in Review](#)

Ravid Law Group Dirt Report
May 2021

[Covid-19: April Rent](#)

Ravid Law Group Dirt Report
March 2020

[The Award Goes to...not the Tenant: Lease Provision Bars Tenant's Condemnation Award Claim](#)

Ravid Law Group Dirt Report
August 2019

[2019 ICSC Forecast: Be Different. Yeah, Be Different.](#)

Ravid Law Group Dirt Report
May 2019

[Testing 1, 2, 3....10](#)

Ravid Law Group Dirt Report
April 2019

[ICSC 2018 Forecast: Retail in Flux](#)

Ravid Law Group Dirt Report
May 2018

[ICSC 2017 Forecast: The Reports of the Death of Retail Have Been Greatly Exaggerated. Experiential Retailing on the Rise with Restaurants and Fitness Leading the Pack](#)

Ravid Law Group Dirt Report
May 2017

[The State of Retail](#)

Ravid Law Group Dirt Report
April 2017

[Retail Expertise Treat: Don't Get Tricked](#)

Ravid Law Group Dirt Report
October 2016

[ICSC 2016 Forecast: Feel the Turn? I'm with Real Estate/Making Retail Great Again](#)

Ravid Law Group Dirt Report
May 2016

[BACK TO SCHOOL](#)

Ravid Law Group Dirt Report
August 2015

[ICSC 2015 Forecast: Sunny with a Chance of Clouds in the Distance](#)

Ravid Law Group Dirt Report
May 2015

[Be Careful What You Wish For: California Court of Appeals Holds Co-Tenancy Clause Unenforceable](#)

Ravid Law Group Dirt Report
January 2015

[Hear No Evil, Speak No Evil, See Some Evil: No Duty to Disclose Easements](#)

Ravid Law Group Dirt Report
August 2014

[All the Right Moves: Negotiating Relocation Clauses](#)

Ravid Law Group Dirt Report
July 2014

[The New Real Estate Boom – The Sky’s the Limit](#)

Ravid Law Group Dirt Report
May 2014

[Fair Market Rent: Putting the “Fair” Back into the Definition](#)

Ravid Law Group Dirt Report
April 2-14

[Negotiating Small Deals: Winning the Battle but Losing the War](#)

Ravid Law Group Dirt Report
February 2014

[CAM Estimates: You Could Pay More But Why?](#)

Ravid Law Group Dirt Report
October 2013

[Notice Addresses – Be Careful What You Wish For](#)

Ravid Law Group Dirt Report
August 2013

[Defining the Scope of Work](#)

Ravid Law Group Dirt Report
June 2013

[ICSC 2013 – The Tipping Point](#)

Ravid Law Group Dirt Report
May 2013

[When is a Commission Due? It Depends On What Your Definition of “OR” Is.](#)

Ravid Law Group Dirt Report
August 2012

[ICSC 2012 – The Return of the Retail](#)

Ravid Law Group Dirt Report
May 2012

[Kavin vs. Frye \(2012\) Options to Extend: Better Never than Late](#)

Ravid Law Group Dirt Report
April 2012

[SNDA's](#)

Ravid Law Group Dirt Report
February 2012

[CAM disputes](#)

Ravid Law Group Dirt Report
January 2012

[LIS PENDENS: Requires Civil Action in a Court of Law](#)

Ravid Law Group Dirt Report
January 2010

[Innocent Tenant Loses Below – Market Lease](#)

BN DIRT Report
2009

[Landlord Must Exclude LLC Taxes from CAMS](#)

BN DIRT Report
2009