

PARTNER

# Christopher C. Tsouros

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## KEY SERVICES

Business Counseling  
Litigation  
Real Estate

## EDUCATION

Tufts University, BA, *cum laude*,  
1977

Boston College Law School, JD,  
1980

Boston University School of Law,  
LLM 1984

## ADMISSIONS

Massachusetts  
Federal District Court for  
Massachusetts  
First Circuit Court of Appeals

## Overview

Chris is a Partner in the firm's Real Estate, Business and Litigation Departments, with extensive direct experience as lead transactional counsel for major real estate developers, enterprises with significant real estate holdings and interests, and entrepreneurial clients and projects. Chris has also managed and conducted the prosecution and defense of judicial and alternative dispute resolution cases involving complex real estate, partnership, joint venture and business matters. Chris has been the lead negotiator and developer representative in major, highly visible, and successful real estate, business, and equity/financing transactions measuring in the billions of dollars in investment and financing.

Developers, investors, private business ventures, entrepreneurs, corporations, and business enterprises of all kinds, including colleges, professional sports franchises, non-profit entities, start-ups, and public/private partnerships have all benefitted from Chris' experienced insightful counsel and stalwart performance. He has particular expertise handling a varied range of real estate transactions, including significant commercial real estate acquisitions and dispositions; project and joint venture equity structuring and financings; office and retail leases; deal organization, and tax structuring; construction, architectural, and business contracts; zoning and environmental issues; and project permitting and development entitlements at all municipal and state levels.

## Experience

- Various real estate transactions for scores of clients ranging in magnitude from \$10,000,000 – \$600,000,000 each, including: Real estate development projects, financings and refinancings; acquisitions and dispositions; debt and equity restructurings; and major office, laboratory, R&D and retail leasing transactions on both landlord and tenant sides.
- Boston Celtics – Legal co-counsel to the top tier executive management and ownership

interests of The Boston Celtics in their equity structuring, acquisition and financing of the NBA franchise.

- Boston Celtics – Lead counsel to the Boston Celtics in:
  - direct lease negotiations as to its arena – the TD Garden
  - leasing of its corporate offices in Boston, MA
  - leasing, development and construction of its major new state of the art practice/health/training facilities with New Balance at Boston Landing
- Boston Flower Exchange – Lead counsel in complex acquisition of major Boston development site and negotiations with BPDA Executive Secretary on permitting parameters and structural entitlements; ongoing representation in 1.5 million s.f. new construction and development project
- The Landmark Center – Lead counsel in the acquisition, organization structuring, construction and development, office/retail leasing, and operations of The Landmark Center in the Fenway, Boston, MA, culminating in its recent \$530,000,000 disposition
- Abbey Group Project Portfolio- General counsel for The Abbey Group handling all legal aspects of major real estate development projects:
  - Landmark Square (multifamily new construction – 120 apartments)
  - Germain Street (multifamily new construction – 48 brownstone buildings – 200 apartments)
  - The Viridian (multifamily new construction – 200 apartments)
  - The Prince on Newbury (adaptive reuse – condominiums and major retail units)
  - 45 Province (downtown Boston condominiums – new construction)
  - Riverside Technology Center (adaptive reuse and leasing of laboratory, office and R&D)
  - Lafayette Corporate Center ( office and retail adaptive reuse and major leasing (600,000 sf)
- Huntington Theatre – Transactional and real estate counsel to the Huntington Theatre in acquisition and joint venturing of theater parcel in context of major private site development
- Golf Club at Turner Hill – General counsel in the successful equity and debt restructuring and workout of the Golf Club at Turner Hill, Ipswich, MA, and all organization, structural, licensing, permitting, financing, permitting and operational matters
- Laz Parking – Lead litigation counsel to Laz Parking in major contract negotiations and FCA dispute resolution with the Commonwealth of Massachusetts MBTA and Office of the Attorney General; and special counsel in several major business and litigation matters
- Boston College High School – Counsel in public – private partnership with UMASS Boston on development of land for joint facilities and operations

- Lead litigation counsel in several major actions:
  - abutter's counsel in Land Court challenge over permitting of a major corporate HQ site in Boston, MA
  - developer's counsel in complex easement/rights of way dispute threatening development and financing of a major commercial real estate project in Boston
  - counsel to majority owners of successful restaurant/entertainment business in suit over corporate control and fiduciary responsibilities
  - Regis College's Dover Amendment actions in the Land Court, Appeals , and Supreme Judicial Court, in Town of Weston's opposition to major residential project
  - private developer's Dover Amendment defense of major museum project (100 acres) in Stow, Mass.

## Recognitions

- "AV-Preeminent" designation by Martindale Hubbell.