



## ARTHUR J. MENOR

### PARTNER

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Arthur J. Menor is the Managing Partner of the West Palm Beach office of Shutts & Bowen LLP. He is a member of the firm's Executive Committee and Chairman of the Real Estate Leasing Practice Group.

A nationally recognized real estate lawyer, Art has over 40 years of experience in all facets of commercial real estate, focusing on commercial leasing and the acquisition and disposition of commercial real estate. He advises landlords and tenants in various aspects of the leasing process and also counsels developers, investors, and lenders. As a seasoned veteran, Art has worked on real estate projects of all sizes and has mastered his craft in improving the lease drafting and negotiation processes, including using technology to build and customize high-quality leasing documents in a cost-effective manner.

Art has consistently been recognized by his peers, rating services, and the community. He is a fellow of the American College of Real Estate Lawyers, which recognizes distinguished, nationally-known lawyers for their outstanding legal ability, and high standards of professional and ethical conduct in the practice of real estate law. He is one of seven Most Distinguished Attorneys in the 2015 *South Florida Legal Guide* and is the only attorney listed as its Top Lawyer in commercial leasing.

Since 1996, Art has been involved with United Way of Palm Beach County, serving as chairman for two years and receiving the Tocqueville Society Award. Art has also helped address affordable housing problems by contributing to comprehensive policy changes, having worked with the Economic Council of Palm Beach County to establish the Housing Leadership Council. He later was honored with the "Heroes of Housing" award.

Art currently serves as the Vice Chair of the Legislation Committee of the Real Property, Probate & Trust Law Section of The Florida Bar, and previously chaired the Real Estate Problems Study, Commercial Real Estate and Leasing Committees. He is the author of the "Leases" chapter in Florida Real Property Complex Transactions Manual of The Florida Bar. He has spoken and written regularly on landlord and tenant law, commercial real estate contracts, and other real estate topics.

## Practice Areas

Real Estate

Commercial Leasing

## Industry Focus

Real Estate

## Accolades

- Fellow, American College of Real Estate Lawyers
- [Martindale-Hubbell AV® Preeminent™ Rated, 5.0 out of 5.0](#)
- Florida Bar Board Certified in Real Estate Law

## Awards

- Recipient, Volunteer of the Year Award, United Way of Palm Beach County, 2016
- Recipient, Men with Caring Hearts, Outstanding Volunteer Award, 2015
- Recipient, United Way Tocqueville Society Award, 2014
- Recipient, Economic Council of Palm Beach, Chairman's Award, 2013
- Recipient, Heroes of Housing Award from the Housing Leadership Council of Palm Beach County, 2010

## Rankings

- *Chambers USA: America's Leading Lawyers for Business*, Real Estate, 2017, 2018, 2020
- *South Florida Legal Guide*
  - Distinguished Lawyer, 2015
  - *Top Lawyers in South Florida*, selected for inclusion, 2014-2019
  - Real Estate in 2004, 2006, 2009 - 2012
- *Best Lawyers in America®*, Real Estate 2009 - 2021
- *Florida Super Lawyers*, Real Estate in 2006 - 2014, 2016-2020
- *South Florida Business Journal*
  - Power Leaders 250, 2019
  - Power Leaders, 2018

## Arthur J. Menor

- Power Leaders in Law, 2017
- Power Leaders in Law & Accounting, 2016
- Listed as a "Power Leader" in the South Florida region, 2014
- Ultimate CEO Award, 2012
- *Leading Lawyers* in 2012
- *Heavy Hitter in Commercial Real Estate* in 2005
- *Best of the Bar* in 2003
- *Florida Trend's Legal Elite*, 2005, 2009, 2010, 2012
- The Legal News, Top Attorneys in the Nation, 2009
- "Top Lawyer," *Palm Beach Illustrated*, 2018, 2020

### Education

- University of Florida, J.D., with honors, 1980
- University of Florida, B.A., with high honors, History, 1977

### Bar Admissions

Florida

### Professional and Civic

#### Professional

- American Bar Association
- American College of Real Estate Lawyers
  - Past Chairman of Program Committee
  - Member of Board of Governors
- Florida Bar, Real Property, Probate and Trust Law Section
  - Vice Chairman of the Legislation Committee
  - Past Chairman of the Leasing Committee
  - Past Chairman of the Real Estate Problems Study Committee
  - Member, Executive Council
  - Past Chairman of the Commercial Real Estate Committee
  - Past Chairman of the Landlord/Tenant Committee

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- Past Co-Vice Chairman of the Real Estate Forms Committee
- Past Co-Vice Chairman of the Real Estate Certification Exam Committee
- Palm Beach County Bar Association

### Civic

- United Way of Palm Beach County
  - Chair, Board of Directors 2010-2012, Executive Committee
- Economic Council of Palm Beach County
  - Chair Elect, Legal Counsel, Board of Directors, Executive Committee
- First Chairman, Board of Directors, Housing Leadership Council of Palm Beach County
- Past President, Big Brothers/Big Sisters of Palm Beach County
- Leadership Palm Beach County
- Former Member, Board of Directors, Business Development Board of Palm Beach County

### Presentations

- Risk Management/Risk Transfer – Contractually Managing and Balancing Risks, Insurance and Surety Committee of the Real Property Probate & Trust Law Section of The Florida Bar (2/27/17)
- Defaults and Remedies, Drafting a Better Commercial Real Estate Contract – Standard Provisions and Pitfalls, Florida Bar (5/15/14)
- Recent Developments in Property Taxation, 2012 Case Law and Legislative Update, Florida Bar (10/27/12)
- August, 2012 Winn Dixie Decision, ACREL Leasing Committee Teleconference, ACREL (10/02/12)
- Inspection Provisions in Commercial Purchase & Sales, Commercial Real Estate Committee of The Florida Bar, The Florida Bar (09/14/12)
- Real Estate Purchase and Sale Agreement Default, Commercial Real Estate Committee of The Florida Bar, The Florida Bar (07/26/12)
- Panelist in “Town Hall” Panel Discussion, Second Biennial Diversity Summit, Palm Beach County Bar Association (10/14/11)
- Landlord Protection Against Construction Liens Arising from Work Performed by Tenants, 31st Annual RPPTL Legislative and Case Law Update Seminar, Florida Bar (8/5/2011)
- Changes in Parties to a Lease, The Art of Lease Negotiation, ALI-ABA (6/28/11)
- Changes in Parties to a Lease, ACREL Mid-Year Meeting, ACREL (3/18/11)
- Lease Transactions; Lease and Property Management Agreements, The Real Estate Team 2010, FLEA (FL Legal Ed. Assoc.) (4/16/2010)

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- Indemnity Issues in Commercial Leases, Today's Issues in Commercial Lease Transactions, Florida Bar (11/5/2009)
- Landlord and Tenant Law, 28th Annual RPPTL Legislative and Case Law Update Seminar, Florida Bar (7/25/2008)
- Program Chair and Panelist, Eviction Nuts & Bolts Seminar, Florida Bar (3/29/2007)
- Contract to Closing Procedures and Issues for the Foreign Seller and Buyer, Foreign Sellers and Buyers: Real Estate, Probate and Taxation Seminar, Florida Bar and Barcelona Bar Association (4/21/2006)
- Fine Art of Negotiating Tenant Estoppels and SNDAs, Real Estate Law Seminar (RPPTL Convention), Florida Bar (5/27/2005)
- Doppler and Kevlar: Structuring the Investment Sales Transaction, Ring Series, University of Florida Center for Real Estate Studies (9/18/2003)
- Real Estate Ethics, Dade County Bar Association (2002)
- Commercial Lease Negotiations, RPPTL Convention, Florida Bar (2001)

## Publications

- "[The End of the Two Subscribing Witnesses Requirement for Florida Leases](#)," *The Florida Bar Journal* (September/October 2020)
- "[Liquidated Damages in Florida Purchase and Sale Agreements](#)," *Practical Real Estate Lawyer* (August 2019)
- "[Liquidated Damages Project: Florida](#)," *ACREL News & Notes* (February 2019)
- "[Issues in Handling Florida Leases](#)," *ACREL News* (June 2018)
- "[Legislation to Reduce Business Rent Tax Prevails](#)," *ActionLine* (Winter 2017)
- "[Analysis of Sebo v. Am. Home Assurance Co.](#)," *Insurance Matters!* (2017)
- "[Can I Have My Deposit Back?](#)" *ActionLine* (Winter 2015)
- "[Is a Burrito a Sandwich?](#)" *Probate & Property* (2014)
- "Leases" chapter of the Florida Real Property Complex Transactions Manual (4th Ed. 2005; 5th Ed. 2009; 6th Ed. 2011; 7th Ed. 2013; 8th Ed. 2016; 9th Ed. 2018), Practice Manual published by the *Florida Bar*
- "Landlord Protection Against Construction Liens Arising from Work Performed by Tenants," *Florida Bar Journal* (2013)
- "A Case Study in the Enforcement of an Exclusive Use Provision," *ACREL News* (2012)
- "Grocery Wars," *ActionLine* (2012)
- "To Notice or Not to Notice: The Question for Evicting a Holdover Residential Tenant," *ActionLine* (2009)

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- "Protecting Tenants at Foreclosure Act of 2009," *ActionLine* (2009)
- "In Search of a Shorter Lease," *South Florida Legal Guide* (2003)
- "A Wired Welcome – Telecoms, Utilities Offer Substantial Opportunities and Risks to Building Owners, Managers," *Daily Business Review* (4/26/2000)