

# **JAMES WALSON**

Shareholder

407-418-6403

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James Walson represents title insurance companies, commercial landlords, property owners, buyers and lenders throughout Florida – in both transactional and litigation real estate matters. His passion for advocacy began at an early age through watching his father, Pete, serve as a City Commissioner in Stuart, Florida and continued through high school and college as an award-winning debater.

Today, Jamie, as he is called by clients and friends, is a real estate lawyer representing title insurance companies, commercial landlords, property owners, buyers and lenders throughout Florida – in both transactional and litigation matters. He has negotiated commercial leases, purchase and sale agreements for retail space, office buildings and medical offices.

Many clients turn to Jamie for his real property litigation experience as well. He has litigated matters involving contracts, title insurance liability, commercial landlord / tenant matters, easements, fraud, deed warranties, boundary disputes, adverse possession, lien priority and access rights. In addition, he has conducted appeals before the Second District Court of Appeal and the Fifth District Court of Appeal.

A fan of – and participant in – improvisational theater, Jamie counts on his humor in navigating difficult negotiations and litigation. He is an avid golfer, is on the board of the First Tee of Central Florida, and is a father to three boys.

## **ADMISSIONS**

- Florida
- U.S. District Court, Middle District of Florida

## EDUCATION

- University of Florida Levin College of Law, J.D., cum laude, 2004
- Boston College, B.A., cum laude, honors program, 2000; Philosophy

## COMMUNITY ACTIVITIES

- Down Syndrome Association of Central Florida, Board of Directors
- First Tee of Central Florida, Board of Directors

## RECOGNITION

- Best Lawyers in America, 2018-2023
- Rising Star, Florida Super Lawyers, 2009-2018
- Florida Legal Elite "Up & Comer," Florida Trend magazine, 2011-2015
- Cambridge Who's Who

## PROFESSIONAL CERTIFICATIONS & MEMBERSHIPS

- Florida Land Title Association's Claims Prevention, Avoidance & Education Committee, Member
- The Florida Bar, Young Lawyer's Division, Litigation Section
- American Bar Association, Title Insurance Litigation Committee, Chair, 2016-2017
- Orange County Bar Association
- Law Alumni Council for the University of Florida
- Martindale-Hubbell Rating: AV

## REPRESENTATIVE CASES

- Represented a national title insurer and obtained summary final judgment on a \$7-million-dollar claim brought by a developer of a nudist colony.
- Represented a Fortune 500 company in the sale / leaseback of a national portfolio of properties.
- Represented a property owner in establishing superior title to waterfront property.
- Negotiated office leases in the Central Florida market.
- Represented a national retailer in enforcing its co-tenancy provisions against its landlord.
- Represented a national retailer against claims that it was violating exclusive use provisions of a lease agreement.
- Represented a national title insurance company against claims of tort liability beyond the terms of the title insurance contract.
- Evicted commercial tenants on behalf of a property owner throughout the State of Florida.
- Evicted mobile home residents following change in land use of the underlying property.

## PRESENTATIONS

- "Navigating COVID-19 Landlord/Tenant Issues," Orange County Bar Association, October 15, 2020.
- "AdventHealth Professional Advisor Network Virtual Meeting: Commercial Leasing Issues in the Time of COVID-19," AdventHealth, April 22, 2020.
- "Navigating the COVID-19 Crisis: Landlord/Tenant Issues," Lowndes, April 16, 2020.

## ARTICLES

- Pay Attention to Prevailing Party Fee Provisions [Lowndes Leasing Lawyers], October 28, 2021
- CDC Moratorium on Residential Evictions Continues but Not Without Exception, March 31, 2021
- Florida Issues Rules Permitting Senior Living Visitation [Gray Area of the Law], September 9, 2020
- Governor's Executive Order Suspends Residential Tenant Evictions, April 3, 2020
- Orange County Will Not Enforce Evictions During COVID-19 Emergency, March 28, 2020
- Miami-Dade County Will Not Enforce Evictions During COVID-19 Emergency, March 16, 2020

## NEWS

- Best Lawyers Recognizes 44 Lowndes Attorneys in 2022, Five Named Lawyer of the Year, August 19, 2020
- Community Connections: James Walson Shares How First Tee – Central Florida Teaches Kids Valuable Skills for On and Off the Course, August 11, 2021
- 12 Lowndes Attorneys Named to Orlando Family Magazine's "Awesome Attorneys 2021", February 11, 2021
- James Walson Comments on Commercial Evictions After Moratorium Ends, October 2, 2020
- Four Lowndes Attorneys Speakers for OCBA Webinar on Landlord/Tenant Issues During COVID-19, September 23, 2020
- Best Lawyers Recognizes 44 Lowndes Attorneys in 2021, Two Named Lawyer of the Year, August 20, 2020
- James Walson a Presenter for Webinar on Commercial Leasing During Coronavirus, April 24, 2020
- Forty-three Lowndes Lawyers Earn Recognition in Best Lawyers in America® 2020, August 15, 2019
- Forty-Four Lowndes, Drosdick, Doster, Kantor & Reed Lawyers Earn Recognition in 2019 Best Lawyers in America, August 15, 2018
- Lowndes, Drosdick, Doster, Kantor & Reed Attorneys Rated 2018 Super Lawyers and Rising Stars, June 18, 2018
- Lowndes, Drosdick, Doster, Kantor & Reed Attorneys Rated 2017 Super Lawyers and Rising Stars, June 1, 2017
- Shareholder James Walson Appointed to First Tee of Central Florida's Board of Directors, December 18, 2017
- Forty-Nine Lowndes, Drosdick, Doster, Kantor & Reed Lawyers Earn Recognition in



2018 Best Lawyers in America August 15, 2017