

George Ryan Holton

Counsel

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From complex negotiations over water rights and easements to the standard commercial leases and contracts that keep businesses running, George Ryan Holton helps clients handle real estate and corporate transactions efficiently so they can focus on what they do best. George has deep experience serving new and growing enterprises in both established and emerging industries, where his ability to find creative solutions for uniquely challenging issues is especially valuable.



George's practice covers the full range of real estate and corporate work. He handles all types of commercial real estate acquisitions and dispositions. He applies sharp attention to detail and delivers a high degree of responsiveness in drafting and negotiating acquisition and disposition agreements, lease agreements, financing documents, construction contracts, and easement agreements, as well as helping clients work with municipalities on zoning and land use permitting issues in the State of Michigan. Clients also look to George for help with corporate matters, including business formation, stock and asset purchase agreements, and the day-to-day issues faced by small and large companies alike.

Experience in commercial litigation and real estate litigation provides George with a keen business-minded perspective when advising clients. He drafts and negotiates agreements with a focus on minimizing risk and maximizing opportunity. George is a creative and nimble advisor who thrives on helping clients achieve their goals.

EXPERIENCE

Representative Engagements

- Represented Seller/Lessor in a multimillion-dollar transaction involving the split and sale of property, lease of a portion of Landlord's retained building, profit sharing agreement and easement for use of water tower, as well as related quiet title action to correct decades old legal description omission.
- Represented Purchaser of former corporate headquarters from private equity fund, with transaction, including the lease of a portion of the building to former corporate owner, negotiation of extensive tenant improvement agreement and negotiation and drafting of extensive investment agreement with private lender including the purchase of Purchaser, loan of cash portion of purchase price, and terms of extensive property management and development agreement.
- Represented municipalities, governmental entities, and educational institutions with property acquisition and disposition, easement and license negotiation and drafting, and lease negotiations.
- Represents national non-profit with ongoing legal concerns related to business contracts, employment concerns, corporate governance, and intellectual property disputes and filings.



CREDENTIALS

Education

George Washington University Law School, J.D., 2016, *cum laude*

Adrian College, B.A., Political Science, 2012, *cum laude*

Bar Admissions

Michigan

U.S. District Court for the Western District of Michigan

Professional Memberships

Michigan Real Property Law Section

PUBLICATIONS & PRESENTATIONS

“Corporate Transparency Act Disclosure,” (author) *RSHC Client Alert* (September 25, 2023)

COMMUNITY SERVICE

Birmingham First United Methodist Church