Leah R. LaFrambiose

Partner

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501 Grant Street, Suite 800
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Industries

Energy

Oil, Gas & Minerals

Renewables

Practice Areas

Real Estate

Commercial Real Estate Finance

Private Equity & Venture

Shopping Center & Retail Development

Bar Memberships

Pennsylvania

Ohio

West Virginia

Leah is Co-Chair of the firm's Retail/Shopping Center Sub-Team, her practice focuses primarily on real estate and energy. She has handled both purchase and sales of all types of assets, from vacant land to multi-family and commercial developments in Pennsylvania, Ohio and West Virginia. She is well versed in drafting and recording all manner of transactional and property documents in the aforementioned states and has issued local counsel opinions for financial transactions in such states. Leah is a licensed title insurance agent capable of issuing title commitments and title insurance policies in the state of Pennsylvania. She also has extensive experience in issuing certified title opinions as to mineral and surface ownership. Leah also has vast experience with commercial leasing, and has represented both landlords and tenants in commercial and industrial leases including retail, restaurant and warehouse facilities. Leah also serves as local counsel for other law firms on various issues pertaining to real estate in Pennsylvania, Ohio and West Virginia.

Leah's energy practice focuses primarily on renewable energy. She has conducted large scale due diligence on oil, gas, coal and solar operations including lease swaps, mergers, acquisitions, and all other pertinent transactions in Pennsylvania, Ohio and West Virginia; and has issued certified title opinions pertaining to mineral and surface ownership in all three states. She has advised developers on the nuances of developing renewable energy in Pennsylvania, Ohio and West Virginia, and assists developers in the acquisition of land by lease or purchase for renewable energy development, including all relevant zoning and municipal requirements. Leah also has years of experience in the oil and gas

industry and has advised oil and gas operators on complex transactional and title issues in Pennsylvania, Ohio and West Virginia.

- Represented purchasers in acquisition of multi-family apartment building through membership purchase.
- Represents real estate investment trust holding shopping centers nationwide in the negotiation of leases, work letters, exclusives and all pertinent documentation with major national retailers on an ongoing basis.
- Represents major national retail chain in acquisitions, leasing activities and amendments, expansion related land use and title issues.
- Represents transportation company in leasing of build to suit industrial warehouse space.
- Represents major national retail chain in nationwide project assessing feasibility of the installation of electronic vehicle charger station and appurtenant facilities on a site by site basis.
- Led team of attorneys in title, survey and zoning due diligence review of multiple multi-million dollar real estate portfolio deals on behalf of private equity real estate lender.
- Assisted numerous solar and wind developers in the creation of standard documents to be used in obtaining site control of lands targeted for renewable energy development in Pennsylvania, Ohio and West Virginia.
- Represented large scale natural gas producer in multi-million dollar lease swap and acquisition in West Virginia and Pennsylvania.

Other Info About Leah

Education

University of Pittsburgh School of Law, J.D., 2007

The Pennsylvania State University, B.A., Advertising & Public Relations, 2004

Courts

Western District of Pennsylvania

Recognition

The Best Lawyers in America®, Real Estate, 2024-2027; Energy, 2026-2027

Professional Affiliations

Pitt Law Women's Association

Allegheny County Bar Association

Women in Energy Network (WEN), Pittsburgh Chapter

Commercial Real Estate Women (CREW), Pittsburgh Chapter

Young Lawyers Division of the Allegheny County Bar Association

American Association of Professional Landmen, Michael Late Benedum Chapter

Presentations

Speaker, Women's Energy Network: Greater Pittsburgh Chapter Educational Series: Session 3, November 3, 2020

Major Publications

"How Commercial Developers Can Adapt to Lasting Effects of COVID-19, High Interest Rates," Author, *Northeast Real Estate Business,* January 2025

Featured Articles

The Hidden Trap: How Transfer Taxes Can Sneak Up on Lease Transactions

Commercial Leasing: Reexamining Force Majeure in the Post-COVID Landscape

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