



RHYS J. WILLIAMS

ASSOCIATE

St. Louis, MO

314.259.4756

rwilliams@atllp.com



Rhys Williams is an associate in the firm's Financial and Real Estate Services practice group. He represents developers, investors, financial institutions, governmental bodies and other public and private entities in all aspects of real estate transactions, including the acquisition, sale, leasing, financing, development and construction of real property. In addition to negotiating and drafting complex commercial contracts, easement agreements and subdivision indentures, Rhys assists clients in obtaining planning and zoning approvals for various uses.

A significant part of Rhys' practice involves representing businesses and individuals in the legalized marijuana industry. In this area, Rhys advises clients on state and federal regulations governing not only the operation of legalized marijuana businesses, but also the solicitation of and contracting with investors and other business partners.

Rhys represents developers and municipalities in matters involving local and state tax incentives, redevelopment corporations, special taxing districts and tax abatement, including Missouri's Chapter 100 industrial revenue bonds.

Rhys also represents clients involving debtor and creditor rights, loan restructuring and workouts, commercial foreclosures and bankruptcy law.

BACKGROUND

Before joining Armstrong Teasdale, Rhys served as a judicial clerk to the Hon. Gary A. Fenner in U.S. District Court for the Western District of Missouri. Prior to that, he was a summer associate at Armstrong Teasdale and also served as a law clerk for a firm in Omaha, Nebraska.

EDUCATION

- Creighton University School of Law (J.D., *magna cum laude*, 2018)
 - Creighton Law Review – Editor in Chief
 - Moot Court Board – Problem Director
 - Moot Court Competition – First Place Team Member
- Nebraska Wesleyan University (B.S., *with distinction*, 2015)

EXPERIENCE

SERVICES AND INDUSTRIES

Real Estate

Cannabis and Hemp Law

Public Finance

Financial Services and Banking

Restructuring, Insolvency and

Bankruptcy

ADMISSIONS

Missouri

Illinois

Renegotiation of Nearly 1,000 Retail Leases for Men's Clothing Retailer

Completed a two-phase renegotiation of nearly 1,000 retail leases across the United States and Canada for a men's retail clothing client in connection with COVID-19 impacts and the client's emergence from Chapter 11 bankruptcy proceedings. In the first phase, we negotiated rent deferral agreements for nearly 400 retail locations in connection with the impact of COVID-19 and related government-mandated closures on the client's operations; and assisted with nearly two dozen litigation matters relating to closures in several states. In the second phase, following the client's declaration of Chapter 11 bankruptcy, we renegotiated nearly 850 retail leases assumed by the client in connection with the bankruptcy proceedings, successfully finalizing and obtaining full execution of nearly 99% of renegotiated leases submitted for legal review, nearly three times the success rate the client had originally anticipated.

Assignment of Interests in Limited Partnerships Owning 700+ Kansas Apartment Units

Assisted multiple general partner entities with the assignment of their interests in 38 limited partnerships that own approximately 700 multifamily apartment units located in the State of Kansas. The assignments included seeking approval and consent to the transfers from approximately 100 limited partners, the Kansas Housing Resources Corporation, the U.S. Department of Housing and Urban Development, and the U.S. Department of Agriculture - Rural Development.

Purchaser's, Lender's Counsel for \$20.8 Million Credit Facility

Served as purchaser's and lender's counsel with respect to a \$20.8 million credit facility related to the acquisition and development of a 216-unit low-income multifamily housing project located in South Carolina.