

## KARI KIM-GALLATELY



**Categories:** [People](#), [Lawyers](#)

Kari Kim-Gallately maintains a dynamic practice that encompasses a variety of commercial real estate matters, focusing on commercial leasing of office, industrial, retail and mixed-use developments.

Kari has extensive experience in drafting and negotiating leases for both landlords and tenants. Kari's experience includes advising on landlord remedies and tenants' options to purchase, and resolving related disputes. She also drafts and negotiates offers to lease, tenant leases, subleases, licences, non-disturbance agreements, and assignment and renewal agreements.

While in private practice prior to joining McMillan, Kari represented major banks and leading financial institutions in real estate finance transactions, and acquisitions and dispositions, and acted for both landlords and tenants in commercial leasing matters.

Kari has also provided practical advice on diverse topics as in-house counsel at prominent global and national

organizations in the public, private, not-for-profit and charitable sectors, including a major real estate developer, owner and manager of shopping centres, as well as a leading national youth-serving charitable organization with a substantial real estate portfolio.

**Email:** kari.kim-gallately@mcmillan.ca

**Expertise:** Commercial Real Estate, Leasing

**Location:** Toronto

**Phone:** 647.943.8064

**Position/Title:** Partner, Commercial Real Estate

**Community Involvement:**

- Corporation Member of Toronto City Mission, a charitable organization whose mission is the relief of poverty in Toronto

**Directorships & Affiliations:**

- Law Society of Ontario
- Ontario Bar Association
- International Council of Shopping Centres

**Publications:**

- Principal Editor for Division IV, Leases, of "O'Brien's Encyclopedia of Forms" (May 31, 2022)
- "[Vaccine Mandates by Commercial Landlords: Are They Permitted and What are the Risks?](#)" Ontario Real Estate Law Developments (February 2022)

**Education & Admissions:**

**Degree:** Called to the Ontario bar

**Year:** 2002

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**Degree:** LLB

**University:** Queen's University

**Year:** 2000

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**Degree:** BA (Honours)

**University:** University of Toronto

**Speaking Engagements:**

- Speaker, Listing Agreements for Brokers – What Landlords Should Look for When Hiring a Broker, The Eight-Minute Commercial Leasing Lawyer
  - February 28, 2024
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- Speaker, Fundamental Breach of Commercial Leases – An Update, The Eight-Minute Commercial Leasing Lawyer
  - March 1, 2023
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- Roundtable at the 2022 International Council of Shopping Centres Conference (ICSC), Co-Chair
- September 21, 2022

**Representative Matters:**

- Acting for a Fortune 500 company in the business of paper, packaging, and facility solutions in a new lease of a 250,000 square foot office, warehouse and distribution centre
- Acting for Canada's leading truck mounted equipment supplier in a complex new lease involving related entities of a 20,000 square foot facility for warehousing and distribution
- Acting for a national landlord in a lease amending agreement with a tenant involved in Chapter 11 bankruptcy and CCAA proceedings
- Acting for a global leader in the supply of colour pigments for the coatings, plastics and ink industries in a new lease of a 6,000 square foot office premises
- Acting for a global manufacturer and systems integrator of electronic safety products in a new lease of a 4,600 square foot office, warehousing and wholesale space of technology products
- Acting for a U.S. owned company in the business of manufacturing search and navigation equipment in a new lease of a 2,000 square foot manufacturing, testing and distribution centre
- Acting for national companies in connection with subletting premises, either as sublandlord or subtenant



**Practices:** Commercial Real Estate, Leasing