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BIOGRAPHY

Marni Lefkowitz Ahram is a transactional lawyer whose practice is primarily focused on the real estate industry. Her expertise is in advising developers and builders in connection with real property transactions, including the acquisition and disposal, leasing and financing of property assets, in addition to structuring and financing complex mixed-use common ownership interest projects.

Marni's achievements have earned her inclusion in *Chambers USA Guide to America's Leading Lawyers for Business* (real estate) and *Oklahoma Super Lawyers'* list of "Oklahoma Rising Stars" (real estate), which recognizes the state's top up-and-coming attorneys.

Marni graduated in 1995 with an A.B. from Duke University and in 2002 with a J.D. from Northwestern University School of Law and an M.B.A. from the Kellogg School of Management at Northwestern University. Prior to joining McAfee & Taft in 2008, Marni was an attorney with the Real Estate, Planned Communities and Condominiums Group at the national law firm of Ballard Spahr LLP in the Washington, DC area.

REPRESENTATIVE EXPERIENCE

- Represented Oklahoma entities in purchasing, selling, financing and leasing office properties and medical facilities throughout Oklahoma.
- Prepared covenants and governance frameworks for office, residential, retail and mixed-use condominiums, including land condominium regimes imposed in lieu of traditional parcel subdivision, and R&D office parks containing multiple office buildings, parking structures and shared facilities.
- Counseled a District of Columbia public charter school in multiple real estate matters, including the negotiation of a long-term sublease and a ground lease of an existing school from D. C. Public Schools and the preparation of an easement agreement related to construction of a new educational facility.
- Represented developers in negotiating post-approval/proffers project terms with local government officials and attorneys, including property tax assessment methodology, tax abatements and credits for affordable housing component, statutory rights of first refusal, and tenant rights in for-rent to for-sale condominium conversions.
- Assisted with devising a transaction structure to minimize transfer and recordation taxes on transfers of residential, retail and office component units in a mixed-use master site condominium to current ground lease holders.
- Representation of borrowers and lenders on condominium construction and multifamily housing

loan originations, refinancings, assumptions and portfolios ranging in value up to \$250 million.

- Managed the Virginia registration of a South Florida luxury condominium project for a major timeshare resort player.

ADMISSIONS

- New York, 2003
- District of Columbia, 2005
- Maryland, 2006
- Oklahoma, 2009

EDUCATION

- J.D., Northwestern University School of Law, 2002
- M.B.A., Northwestern University Kellogg School of Management, 2002
- A.B., Duke University, 1995

PROFESSIONAL ORGANIZATIONS AND MEMBERSHIPS

- American Bar Association (Young Lawyers Division, Real Property Trusts and Estates Section)
- Urban Land Institute (Young Leader Education Committee, Washington, DC District Council Membership Committee)
- Oklahoma Bar Association
- Maryland State Bar Association
- District of Columbia Bar Association