

# Snell & Wilmer

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## Lynn A. Vaughn

Counsel | Las Vegas

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### Main Bio

Lynn Vaughn focuses her practice in real estate, operations, and corporate matters. She advises on property related legal issues, including reviewing, drafting, and negotiating leases and lease related documents, listing agreements, and commission agreements. Her experience includes non-disclosure and confidentiality agreements, purchase and sale and finance agreements and vendor and service contracts. Lynn also works closely with asset management and property management teams on investor and tenant relations.

Lynn has practiced law for more than 25 years with an emphasis on commercial real estate and real estate investment. Most recently, she served as General Counsel for Gemini Rosemont Commercial Real Estate and previously as the General Counsel for the Miracle Mile Shops on the Las Vegas strip where she simultaneously served as the General Manager of the property.

She earned her Bachelor of Science degree in Business Management from Florida State University and a J.D. from the University of Arizona. She is a certified mediator and arbitrator and served as an Alternate Judge for the Las Vegas Municipal Court.

### Representative Matters

- Advisor on multi-million dollar refinances of retail property
- Primary advisor on \$1B sale of retail property
- Landlord attorney for over 500 leases and lease amendments with major national retail and business tenants
- Spearheaded inhouse COVID response team to address rent relief requests and management of COVID response for 32 commercial properties and 4 corporate offices
- Litigator in one of the first frivolous lien claims filed in Clark County
- Managed litigation and settlement of several \$1M plus mechanic's lien claims

### Education

- University of Arizona (J.D., 1995)
  - Arizona Law Review, Articles Editor
    - "Unwed Fathers and Their Newborn Children Placed for Adoption: Protecting the Rights of Both in Custody Disputes," @ 36 Ariz. L.R. 1010, (1994)

- Florida State University, Panama City Campus (B.S., Business Management 1992)

## **Professional Memberships & Activities**

- State Bar of Nevada
  - Executive Council, Young Lawyers Section (1997-2000)
    - Chair (1999-2000)
    - Chair Elect (1998-1999)
    - Golf Tournament Committee Chair (1998 and 1999)
    - Lawsuits Day Committee Chair (1998 and 1999)
  - Fee Dispute Arbitration Panel (2000-20005, 2015 - present)
  - Southern Nevada Disciplinary Board (1997-2005)
- Alternate Judge, Las Vegas Municipal Court (1999, 2000-2004)
- Commissioner, Commission on Postsecondary Education for the State of Nevada (1999-2001)
- Better Business Bureau Auto Line Arbitrator (2003-2005)
- Clark County Social Services Neighborhood Justice Center Volunteer Mediator (2001-2005)
- Junior League of Las Vegas (1999-2004)
  - League Attorney (2000-2003)
- Santa Fe Chamber of Commerce, Leadership Santa Fe Class of 2018

## **Community Involvement**

- Coach, Special Olympics Swimming (2016-present)
- Founding Member, Las Vegas Fashion Council (2014-present)
- University of Nevada/United Way Instructor “How to Form a Not for Profit Corporation in Nevada” (2002-2004)

## **Previous Professional Experience**

- Gemini Rosemont Commercial Real Estate, General Counsel (2017 – 2021)
- Miracle Mile Shops at Planet Hollywood Resort and Casino, Vice President, General Counsel (2007-2016)
- Lynn Kirsch, Chtd., (2004-2005)
- Unlimited Holdings, Inc., General Counsel (2002-2004)
- Bernhard & Leslie, Associate (1999-2002)
- Curran & Parry, Associate (1997-1999)
- Goold, Patterson, DeVore & Rondeau, Associate (1995-1997)

## **Bar Admissions**

- Nevada

## **Court Admissions**

- Federal Court of Claims
- Supreme Court of Nevada
- United States Court of Appeals, Ninth Circuit
- United States District Court, District of Nevada
- United States Supreme Court