

Nicole C. Leath

SHAREHOLDER

Formerly Nicole Cuccaro

Orlando

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With a focus in real estate, Nicole is committed to delivering deal-oriented solutions, impeccable organization, and seamless transaction management, every step of the way.

Nicole Leath concentrates her practice on real estate transactions, real estate development, and commercial leasing. She guides clients through all aspects of buying, selling, leasing and financing commercial real estate, particularly in the retail and hospitality industries.

Her clients include developers, owners, operators, investors, lenders, borrowers, property managers, and real estate investment trusts (REITs).

With her detail-oriented approach and strong focus on client service, Nicole is known for being organized, responsive, and diligent through every phase of even the most complex transactions. She is committed to finding creative solutions tailored to the unique needs and interests of her clients. Before she focused her practice in the area of real estate law, Nicole handled a variety of commercial and corporate litigation matters and regularly represented lenders and business entities.

Experience

- Has extensive experience representing publicly traded REITs in the acquisition and leasing of large portfolios of properties across the country.
- Represented landlords in the negotiation of triple-net leases and triple-net sale-leaseback transactions.
- Negotiated triple-net leases and managed a transaction involving the acquisition of a portfolio of restaurants for \$25 million.
- Handled the acquisition of a portfolio of express car washes with triple-net leases for \$36 million.
- Represented a landlord in the negotiation of leases for a newly built high-end shopping center in Central Florida.

Practices & Industries

Real Estate Transactions

Real Estate

Real Estate Development

Commercial Leasing

Title Insurance

Real Estate Finance

Admissions

Florida

U.S. District Court, Northern District of Florida

U.S. District Court, Middle District of Florida

U.S. District Court, Southern District of Florida

U.S. Court of Appeals, Eleventh Circuit

Education

- University of Florida Levin College of Law, J.D., *cum laude*, 2017; Order of the Coif
- University of Florida, B.S., *summa cum laude*, 2014

- Represented a client in the sale of a large shopping center for \$22 million.

Recognitions

- *The Best Lawyers in America* guide, Ones to Watch, Land Use and Zoning Law, 2023–2026, Real Estate Law, 2025–2026
- Awesome Attorneys, *Orlando Family Magazine*, 2026
- Bishop Moore Catholic High School's 40 Under 40
- Rising Star, *Florida Super Lawyers*, 2022–2025
- Florida Academic Scholars Award
- University of Florida Levin College of Law Scholarship
- Book Award, Civil Procedure, University of Florida Levin College of Law, 2015

Community Activities

- NAIOP, Future Leaders Board
- Blessings in a Backpack Central Florida Chapter, Board of Directors
- CREW Orlando, Future Leaders Committee
- Orlando Science Center, Board of Trustees
- Young Professionals for Orlando Science Center, Chair

Professional Certifications & Memberships

- The Order of the Coif, Florida Chapter
- Orange County Bar Association, Young Lawyers Section; YLS Golf Tournament, Committee Member, 2018–2019
- The Florida Bar Young Lawyers Division, Law Student Division, Executive Board, 2015–2017
- Law Association for Women, Executive Board, 2015–2017
- Florida Blue Key
- The Florida Bar
- The American Bar Association

News

25 Lowndes Attorneys Named to *Orlando Family Magazine's* "Awesome Attorneys 2026"
02.13.2026 | AWARDS & RECOGNITION

Five Attorneys Named Shareholders at Lowndes
02.04.2026 | FIRM NEWS

Nicole Leath Appointed to Blessings in a Backpack Central Florida Advisory Board
11.26.2025 | PRESS RELEASE

Best Lawyers Recognizes 68 Lowndes Attorneys in 2026

08.21.2025 | AWARDS & RECOGNITION

14 Lowndes Attorneys Named 2025 Florida Super Lawyers and Rising Stars

06.26.2025 | AWARDS & RECOGNITION

Nicole Leath Named to Bishop Moore Catholic High School's 40 Under 40

06.16.2025 | AWARDS & RECOGNITION

Best Lawyers Recognizes 59 Lowndes Attorneys in 2025, One Named Lawyer of the Year

08.15.2024 | AWARDS & RECOGNITION

11 Lowndes Attorneys Named 2024 Florida Super Lawyers and Rising Stars

06.25.2024 | AWARDS & RECOGNITION

13 Lowndes Attorneys Named 2023 Florida Super Lawyers and Rising Stars

06.26.2023 | AWARDS & RECOGNITION

Five Lowndes Attorneys Promoted to Senior Associate

03.07.2023 | FIRM NEWS

46 Lowndes Attorneys Recognized by *Best Lawyers* in 2023

08.18.2022 | AWARDS & RECOGNITION

19 Lowndes Attorneys Named 2022 Florida Super Lawyers and Rising Stars

07.05.2022 | AWARDS & RECOGNITION

Nicole Cuccaro Appointed to the Orlando Science Center Board of Trustees

08.24.2020 | PRESS RELEASE

SBA Provides Safe Harbor Relief and Guidance on Good-faith Certification for PPP Loans

05.13.2020 | ARTICLE

Lowndes Welcomes Real Estate Attorney Nicole Cuccaro

09.16.2019 | PRESS RELEASE

Speaking Engagements

Navigating the Crossroads: Real Estate, Land Use and Legislative Policy

07.10.2025 | EVENTS

Publications

Assignment Is a Business Term: Negotiating Transfer Rights in the LOI

03.03.2026 | ARTICLE

Why Attorneys' Fees Belong in Indemnity Provisions in Commercial Real Estate Contracts

07.30.2025 | ARTICLE

What Landlords and Tenants Need to Know This Hurricane Season

06.09.2025 | LOWNDES LEASING LAWYERS BLOG

CAM Expenses in Commercial Leases: Cumulative versus Non-Cumulative
2022 | [LOWNDES LEASING LAWYERS BLOG](#)

CAM Expenses – Cumulative v Non-Cumulative
10.26.2022 | [LOWNDES LEASING LAWYERS BLOG](#)

Ghost Kitchens Present Unique Leasing Considerations
11.16.2021 | [PUBLICATION](#)

Lease Provisions that Should be Re-Evaluated in a Post-COVID World – Part II
09.28.2020 | [LOWNDES LEASING LAWYERS BLOG](#)

Lease Provisions that Should be Re-Evaluated in a Post-COVID World – Part I
09.24.2020 | [LOWNDES LEASING LAWYERS BLOG](#)

Governor DeSantis Extends Florida's Moratorium on Evictions and Foreclosures to October 1
09.02.2020 | [ARTICLE](#)

SBA Issues New FAQs Regarding PPP Loan Forgiveness
08.10.2020 | [ARTICLE](#)

Governor DeSantis Extends Eviction and Foreclosure Moratorium until September 1
07.31.2020 | [ARTICLE](#)

PPP Application Deadline Extended to August
07.06.2020 | [ARTICLE](#)

Governor DeSantis Extends Moratorium on Evictions and Foreclosures until August 1
07.01.2020 | [ARTICLE](#)

SBA Publishes Updated Loan Forgiveness Application
06.18.2020 | [ARTICLE](#)

New PPP Updates Since the Passing of the Paycheck Protection Program Flexibility Act
06.16.2020 | [ARTICLE](#)

EEOC Issues Updated COVID-19 Employment Guidance
06.12.2020 | [ARTICLE](#)

Senate Passes the Paycheck Protection Program Flexibility Act
06.04.2020 | [ARTICLE](#)

Governor DeSantis Extends Moratorium on Evictions and Foreclosures until July 1
06.02.2020 | [ARTICLE](#)

SBA Releases Borrower PPP Loan Forgiveness Application Including Step-by-Step Calculation Instructions
05.18.2020 | [ARTICLE](#)

SBA Extends Safe Harbor Deadline to May 18 & Issues New Guidance on Loan Increases
05.14.2020 | [ARTICLE](#)

SBA Provides Safe Harbor Relief and Guidance on Good-faith Certification for PPP Loans
05.13.2020 | [ARTICLE](#)

SBA and Treasury Issue Guidance Regarding Employees Who Decline Rehire Offer
05.05.2020 | ARTICLE

Governor DeSantis Unveils Plan to Reopen Florida's Economy
04.30.2020 | ARTICLE

Trump Signs \$484 Billion Relief Bill to Aid Small Businesses
04.24.2020 | ARTICLE

Senate Passes Bill Expanding Small Business Relief and COVID-19 Testing
04.22.2020 | ARTICLE

SBA Provides Additional PPP Guidance for Self-employed Individuals and Independent Contractors
04.17.2020 | ARTICLE

New Executive Orders Expand Quarantine Requirements for Visitors & Affect Vacation Rentals
04.14.2020 | ARTICLE

Loan Modifications in the Wake of COVID-19
04.09.2020 | ARTICLE

Governor's Executive Order Suspends Residential Tenant Evictions
04.03.2020 | ARTICLE

Paycheck Protection Program Update: Loan Forgiveness and Non-Recourse
04.03.2020 | ARTICLE

What You Need to Know about Small Business Loans under the CARES Act
03.30.2020 | ARTICLE

Commercial Landlord's Guide to Navigating Tenant Workouts in the Age of COVID-19
03.30.2020 | LOWNDES LEASING LAWYERS BLOG

Commercial Landlord's Guide to Navigating Tenant Workouts in the Age of COVID-19
03.30.2020 | ARTICLE