



SCOTT W. DIBBS

Shareholder

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PRACTICE FOCUS

Commercial Leasing
Real Estate

EDUCATION

Duke University, B.A., 1991
University of Texas at Austin
School of Law, J.D., 1996,
Honors: Texas Law Review

BAR ADMISSIONS

American Bar Association

- Real Property, Trust and Estate Law Section
 - Leasing Group
 - Chair (2015-2017)
 - Vice Chair (2013-2015)
 - Office Leasing Committee
 - Chair (2009-2013)
 - Vice Chair (2007-2009)
 - Committee on Groups and Substantive Committees
 - Co-Vice Chair (2020-present)

Scott Dibbs is chair of the firm's Commercial Leasing Group. His practice is focused almost exclusively on commercial leasing transactions, and he has extensive experience representing national and regional landlords and tenants in a wide range of lease transactions, including office, retail, industrial, ground, build-to-suit, sale-leaseback, and mixed-use.

Scott has previously served as chair of the Leasing Group of the ABA's Real Property, Trust and Estate Law Section, as well as chair of the Office Leasing Committee within the Leasing Group. He currently serves as co-vice chair of the Committee on Groups and Substantive Committees of the ABA's Real Property, Trust and Estate Law Section. Scott is a frequent lecturer and author on various commercial leasing topics.

When not at the office, Scott enjoys spending time with his wife and three sons. He also enjoys bass fishing and playing tennis.

HONORS

- AV Preeminent® Rating, Martindale-Hubbell Peer Review
- Best Attorney, NAIOP Tampa Bay "Best of the Best" Awards (2016): Nominated in 2014 and 2015
- *The Best Lawyers in America*® (2017-2026)

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- Member (2017-2020)

The Florida Bar: Real Property,
Probate and Trust Law Section:
Landlord/Tenant Committee

Hillsborough County Bar
Association

COURT ADMISSIONS

All State Courts in Florida

U.S. District Court, Middle
District of Florida

EXPERIENCE

- Currently represents a number of major national and regional institutional landlords in the negotiation of office, retail, industrial, mixed-use, and build-to-suit leases.
- Represented a national institutional landlord in connection with a lease to a national health insurance provider of a 315,000 square foot headquarters campus.
- Represented a national RV dealership group in connection with the sale-leaseback of its 125 acre mixed-use headquarters campus.
- Represented a regional landlord on a complicated multi-tenant transaction involving the relocation, expansion, and renewal of over 650,000 square feet of warehouse/distribution space.
- Represented an electric utility provider tenant on a 20 year extension of its 275,000 square foot office headquarters lease.

COMMUNITY & PROFESSIONAL

- St. Mary's Episcopal Day School: Board of Trustees (2008-2014)
- American Cancer Society: Making Strides Against Breast Cancer, Team Leader/Fundraiser (2005-2015)
- Leadership Tampa, Class of 2007, Alumni
- National Association of Office and Industrial Properties

NEWS & INSIGHTS

Seventy-Seven Hill Ward Henderson Attorneys Recognized in the 2026 Edition of *The Best Lawyers in America*® and *The Best Lawyers: Ones to Watch*® in America
Firm News, 8.21.25

Eighty-Three Hill Ward Henderson Attorneys Cited in The Best Lawyers in America 2025 Publication
Firm News, 8.15.24

Eighty-Three Hill Ward Henderson Attorneys Cited in The Best Lawyers in America 2024 Publication
Firm News, 8.17.23

Eighty-One Hill Ward Henderson Attorneys Cited in The Best Lawyers in America 2023 Publication
Firm News, 8.18.22

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Seventy Six Hill Ward Henderson Attorneys Cited in The Best Lawyers in America 2022 Publication
Firm News, 8.19.21

Hill Ward Henderson Represents Asbury Automotive Group in Acquisition of Park Place Dealerships
Firm News, 8.26.20

67 Hill Ward Henderson Attorneys Cited in The Best Lawyers in America 2021 Publication
Firm News, 8.20.20

2019 Best Lawyers Cites 46 Hill Ward Henderson Attorneys & Names Six "Lawyer of the Year"
Firm News, 8.16.18

2018 Best Lawyers Cites 44 Hill Ward Henderson Attorneys & Names Five "Lawyer Of The Year"
Firm News, 8.15.17

Hill Ward Henderson Shareholder Dibbs Receives NAIOP Best Of The Best Award
Firm News, 2.8.17

2017 Best Lawyers Cites 44 Hill Ward Henderson Attorneys & Names Two "Lawyers Of The Year"
Firm News, 8.15.16

American Bar Association Reappoints Hill Ward Henderson Shareholder As Chair Of The Leasing Group Of The Real Property, Probate, Trust & Estate Law Section
Firm News, 7.13.16

Hill Ward Henderson Shareholder Named Chair Of The Leasing Group
Firm News, 9.18.15

Hill Ward Henderson Shareholder Named Vice Chair of the Leasing Group of the Real Property, Trust & Estate Law Section of the American Bar Association
Firm News, 9.3.13

ARTICLES & PUBLICATIONS

- "Building the Perfect Beast: Negotiating and Documenting Work Letters for Commercial Leases." Panelist, American Bar Association Spring Symposium Program, 2017.
- "Key Clauses in Commercial Leases - Keeping Flexible in Changing Markets." Panelist, American Bar Association, eCle Webinar, February 2017.

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- "Re-Lease Me (and Let Me Love Again): Negotiating Lease Exit Strategies for Landlords and Tenants." Moderator, American Bar Association Spring Symposium Program, 2016
- "One Size Doesn't Fit All: How Do Retail, Office, Industrial, and Ground Net Leases Differ, and Why Does It Matter?" Moderator, American Bar Association eCLE Program, 2015
- "What's the Big Deal?! Issues in Negotiating Large Office Leases. (May/June 2014). *Probate and Property*.
- "Where Do We Begin? Navigating Pre-Leasing Issues For A Mixed-Use Development." Moderator, American Bar Association Spring Symposia Program, 2014.
- "What's the Big Deal?! Issues in Negotiating Large Office Leases." Moderator/Panelist, American Bar Association Spring Symposia Program, 2013.
- "Expansion Rights in Office Leases." Moderator/Panelist, American Bar Association Teleconference Program, 2012.
- "When the Pressure Builds, Will the Boilerplate Explode?" Program Co-Chair, American Bar Association Spring Symposia Program, 2012.
- Trends in Law Firm Leasing. (Earl Segal, co-author). (September/October 2011). *Probate and Property*.
- "Restaurant Leases in Office Buildings: Fitting the Square Peg in the Round Hole." Moderator/Panelist, American Bar Association Teleconference Program, 2011.
- "Leasing to Lawyers: What You Need to Know on Both Sides of the Deal." Moderator/Panelist, American Bar Association Spring Symposia Program, 2011.
- "The New Rules of Office Leasing: How the Economy Has Changed the Game." Moderator/Panelist, American Bar Association Teleconference Program, 2010.
- "Leasing in Troubled Times: How Landlords & Tenants are Dealing with the Current Economy." Panelist, Florida Bar CLE Program, 2009.
- Looking Down The Road: Estoppels, SNDAs and Other Lease Provisions That Can Make or Break a Sale. (September/October 2008). *Probate and Property*; cited by U.S. Court of Appeals 7th Circuit Judge Richard Posner in CWCapital Asset Management, LLC, v. Chicago Properties, LLC, et al., decided June 29, 2010.
- "Looking Down The Road: Estoppels, SNDAs and Other Lease Provisions That Can Make or Break a Sale." Panelist, American Bar Association Spring Symposia Program, 2008.
- "Are Your Leases Killing Your Sales/Loans? Practical Tips on Estoppels and SNDAs." Panelist, American Bar Association

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Teleconference/Webcast Program, 2008.

- "Drafting Commercial Real Estate Leases: The Ins and Outs of Protecting Your Interests" Speaker, National Business Institute Seminar, 2007.