



## Melanie Kaye Breaux

Of Counsel

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Melanie Breaux helps clients with a broad range of legal matters concerning business, finance, and real estate transactions, including commercial leasing, real property conveyances, asset acquisitions and divestitures, and secured and unsecured lending.

Ms. Breaux has extensive experience in commercial leasing transactions, representing landlords and tenants in negotiating and drafting office building, shopping center, industrial, and ground leases. She represents clients in a variety of industries, including financial services, utilities, ports, recycling, gaming, and hospitality.

She previously served as a judicial extern for The Honorable Carl J. Barbier, U.S. District Court for the Eastern District of Louisiana.

### Representative Matters

- Represented Fortune 500 utility company in a \$3.2 billion securitization financing, helping the client recover substantial restoration costs incurred from multiple hurricanes and winter storms.
- Served as counsel for national bank in sale and lease transactions involving its Louisiana branch properties.
- Served as leasing counsel for landlords and tenants of office and retail buildings in New Orleans.
- Represented regional restaurant franchisee in real estate, leasing, and general contract matters.
- Represented governmental port entity in development project of recreational park.
- Represented gaming company in secured financings.
- Represented national recycling company in asset acquisitions and leasing matters.
- Represented purchaser of Class A office building in New Orleans.

### Professional Honors & Activities

- Listed in *The Best Lawyers in America*® for Banking and Finance Law (2026)
- Member – American Bar Association
- Member – Louisiana State Bar Association
- Member – New Orleans Bar Association
- Member – Louisiana Bankers Association

### Education

- Loyola University New Orleans School of Law, J.D., 2001, cum laude
  - *Loyola Law Review*, 2001
- Tulane University, B.S.M. (Finance), 1997, cum laude

### Admissions

- Louisiana, 2001