



SpencerFane®

## Nicholas J. Santoro

Partner

### Contact

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## Overview

**Nicholas J. Santoro regularly represents hotel / casino and gaming technology companies, utilities, government agencies, homebuilders, real estate developers, and law firms in complex commercial litigation. A highly accomplished litigator, he has curated a track record of favorable outcomes in a wide range of disputes across Nevada.**

Serving as lead counsel in numerous trials and arbitrations, Nicholas' extensive experience includes corporate / partnership disputes, business torts, class action defense, shareholder derivative cases, non-compete litigation, commercial real estate and lease disputes, construction litigation, and professional liability claims.

## Education

- University of San Diego School of Law (J.D.)
- University of Nevada Las Vegas (B.A.)

## Bar Admissions

- Nevada

## Distinctions

- *Chambers USA*, America's Leading Lawyers for Business, Litigation: General Commercial Band 1
- *Best Lawyers in America*, Commercial Litigation, Bet-the-Company Litigation
  - Lawyer of the Year, 2016
- *Super Lawyers*, Top 100 Lawyers in Mountain States, 2007-2017
- *Benchmark Litigation*, America's Leading Litigation Attorneys, Nevada Litigation Stars
- *Martindale-Hubbell*, AV Preeminent

- *Nevada Business Magazine*, Top Rank Attorneys (Formerly Legal Elite)

## Memberships

- American College of Trial Lawyers, Fellow
  - Nevada State Committee Chairperson, 2024-2026
- National Institute of Trial Advocacy, Nevada Deposition Skills Program, Faculty Member
- American Bar Foundation, Fellow
- State Bar of Nevada
  - Transitioning into Practice Program, Mentor
  - Disciplinary Board, Former Member
  - Fee Dispute Committee, Former Member
- Nevada Law Foundation, Colleague
- Nevada American Inns of Court, Former Member
- American Bar Association
- Clark County Bar Association

## Related Experience

- Successfully prosecuted enforcement of a multimillion-dollar casino gambling debt against a patron without a signed marker in a matter of first impression in Nevada.
- Successfully defended utility in class action alleging overbilling as a result of alleged defects in automatic meter reading devices.
- Secured dismissal of power company in class action alleging deceptive trade practices in connection with implementation of solar power rates.
- Secured dismissal of casino in action by advantaged gambler seeking to establish statutory right of access to casino.
- Obtained permanent injunction on behalf of industrial company enforcing non-compete against former principal whose interest had been purchased by the company.
- Obtained preliminary injunction for company whose former manager attempted to wrest control of company's voting stock; matter settled thereafter.
- Defeated application for preliminary injunction against commercial landlord in claim by retail tenant seeking to enforce alleged exclusivity covenants; matter settled thereafter.
- Obtained affirmance of dismissal of fraud claim against developer with respect to hotel/casino project; published Nevada Supreme Court opinion.
- Obtained judgment for radiology practice against its former administrator who violated her duty of loyalty.
- Successfully defended real estate developers in deficiency actions brought by lenders.
- Worked as part of trial counsel team in obtaining jury verdict on behalf of construction company in breach of contract action against owner; matter resolved after appeal.
- Obtained judgment on behalf of plaintiff against seller for real estate commission related to the expansion of a strip hotel; judgment affirmed on appeal.
- Achieved favorable outcome for grading contractor in breach of contract action against mall developer; matter settled just prior to reading of jury verdict.
- Secured dismissal of hotel in tort action stemming from an altercation in a nightclub on the property.
- Achieved favorable resolution for attorney who was accused of conspiring with his client to cause the loss of shares by a company officer.
- Obtained partial summary judgment in family business dispute involving a construction company and substantial real estate holdings; matter settled thereafter.

- Achieved favorable resolution for real estate developer in dispute by alleged joint venturer regarding public auction of development land; matter settled during jury trial.
- Obtained judgment after bench trial in favor of equipment company which had been accused of breaching an alleged advertising contract.
- Prevailed in arbitration of declaratory relief claims on behalf of hotel/casino with respect to allocation of maintenance costs associated with the operation of the parking structure it shared with an adjacent shopping mall.
- Successfully defended a casino against claims that the casino's marketing materials were untrue as they pertained to advantaged gamblers and thus violated consumer protection laws; affirmed on appeal.
- Prevailed in months-long arbitration on behalf of utility against grading contractor in construction dispute; complete defense of action by contractor and obtained multimillion-dollar award on counterclaim.
- Obtained summary judgment in complete defense of a \$30 million claim against a national law firm by a cannabis company for alleged conversion and conspiracy with its client.
- Successfully defended national homebuilding company in construction arbitration dispute with contractor; obtained finding of spoliation and alteration of evidence against contractor.