



**SANDRA GOLD SLON**

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**BIOGRAPHY**

Ms. Slon specializes in commercial real estate and corporate transactions, with a long-term and extensive practice in commercial leasing on behalf of tenants, as well as representing buyers, sellers, and developers of real property. Negotiates operational business contracts and provides general corporate counseling. Her clients range from start-up companies to multinational corporations.

**REPRESENTATIVE MATTERS**

**Tenant Leasing**

- Specialize in businesses with multiple offices; clients include an international executive recruiting corporation, dental offices, banks, a national telecommunications corporation, and other companies whose business needs require the lease of office space throughout the country
- Collocation and other specialized leasing for protection of a fiber optic network
- Lease for a museum
- Ground leases
- Headquarters leases

**Purchases and sales of real estate**

- Clients include a local municipality, dental offices, a telecommunications company, headquarters of an international religious organization, and investors
- Sales include the sale of two college campuses, shopping centers, industrial improved and unimproved property, excess property of a telecommunications company, and high-end residential property
- Purchases include the purchase of corporate headquarters, property for the construction of dental offices, industrial property, property for manufacturing use, and high-end residential property

**Municipality Issues**

- Advise as to general municipal issues, including zoning, eminent domain, prevailing wage, street dedications, and miscellaneous city issues
- Represent city and RDA in purchases and sales of real property, CEQA issues, contracts, land use, zoning, and enforcement issues

**Construction Contracts**

- Represent owners and tenants in negotiation of contracts for design and construction of office space
- Represent municipality in negotiation of contracts for engineering, construction, operations and maintenance, and long-term services agreement for construction and operation of power plants

**Mergers and Acquisitions**

- Represent private companies in the sale or merger of their business, including the buy-out of partners

**General Corporate Counseling and Operational Contracts**

- Work with business owners and managers on managing their business; provide counseling and advice, as well as negotiation and drafting of contracts involving all aspects of business operations; software license agreements,

distribution agreements, sales representative agreements, employment and severance agreements, confidentiality and non-solicitation agreements, phantom stock agreements, hardware acquisition agreements, computer servicing and maintenance agreements, shareholder agreements, operating agreements

#### **PUBLICATIONS**

September 2012 Rent Commencement and Construction

April 2011 Lease Exit Strategy Subleases

October 2010 Subordination, Non-Disturbance and Attornment (SNDA): What does it mean? Why do tenants care?

#### **BACKGROUND**

##### **EDUCATION**

Miami University, Ohio (B.A., cum laude, Phi Beta Kappa, 1970)

University of Colorado (M.A., 1974)

University of California, Berkeley, School of Law (J.D., 1984)

##### **Accolades & Affiliations**

Tutors at a local elementary school

Volunteered in a reading program for the blind

Officer and director of the Women's Network of the Beverly Hills