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## Ann S. Lee

Partner

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Phone – 310.201.7555



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Ann Lee is an experienced trial attorney focused on real estate litigation. She represents owners, investors and landlords in a broad range of commercial property, lease and business disputes.

Her practice includes litigating matters involving breaches of lease agreements and purchase and sale agreements, shareholder disputes, breach of fiduciary duty, fraud, and other claims arising from the ownership, management or operation of real property.

Ann has significant trial experience, including multiple jury trials, bench trials, and arbitrations. She believes that preparing every case to prevail at trial is the most effective way to achieve favorable settlements and outcomes before trial.

Clients value Ann for her responsiveness, collaborative approach and sound judgment in navigating complex and sensitive matters.

### Awards

- *The Best Lawyers in America*® - Litigation - Real Estate, 2026

### Bar Admissions

- California, 1992

### Court Admissions

- U.S. District Court, Central District of California, 1992

### Education

- Cornell University (J.D., 1992)
- University of California, Berkeley (B.A., 1989)

### Services

- Real Estate
- Real Estate Litigation
- General Commercial Litigation
- Litigation
- Retail & Hospitality

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# Representative Matters

## Business

- Obtained preliminary injunction for 50% shareholder to enjoin other 50% shareholder from using confidential customer list, proprietary information and other business assets to launch competing business.
- Prevailed in arbitration for investor against company owner for fraud.
- Successfully represented owners and investors in buyout, management and fraud disputes.

## Real Estate

- Successfully represented a commercial tenant of an industrial property in a breach of lease lawsuit. The landlord sought \$10 million in damages but we settled the case for our client without any money owed to the landlord.
- Obtained a court order directing the manager of a real estate LLC to distribute \$16 million to our clients and to replace the manager with a neutral receiver to complete the dissolution and wind up of the LLC. We succeeded in preventing the controlling owners from withholding our clients' rightful share of sale proceeds to extract concessions from our clients in the pending action alleging wrongful dissolution, breach of fiduciary duty and other claims against them.
- Prevailed in six-day trial, and on appeal from the judgment, in commercial lease dispute regarding option provision against national restaurant tenant.
- Obtained summary judgment in favor of co-tenant to defeat action for partition.
- Successfully tried or settled numerous breach of lease, unlawful detainer and other commercial lease disputes on behalf of landlords of commercial real property.

## Internet Disputes

- Successfully recovered domain names in ICANN's Uniform Domain Name Dispute Policy proceedings on behalf of celebrity clients against cybersquatters.
- Obtained preliminary injunction for nationally recognized financial educator in Latinx community against web developers to enjoin their misappropriation of educator's website, social media accounts, trademarks and likeness.
- Advised and counseled clients in media, technology and consumer industries regarding various data privacy and security issues.

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# Publications

June 13, 2025

**[California Supreme Court Affirms Alternative-Performance Cotenancy Clauses in Retail Leases](#)**

August 19, 2024

**Navigating Lease Disputes: Lessons from the Pandemic**

*Los Angeles Business Journal*

July 31, 2023

**Do You Know About the Equitable Buyout Remedy for Fraud?**

*The Recorder*