

J.J. SHERMAN

Law Offices of J.J. Sherman, P.C.
1110 N. Virgil Avenue #616
Los Angeles, CA 90029

310 East 46th Street #22G
New York, New York 10017

DESCRIPTION OF CURRENT PRACTICE

At Law Offices of J.J. Sherman, P.C., Ms. Sherman counsels clients on a wide variety of commercial leases and other commercial real estate agreements. The majority of her practice is dedicated to commercial leasing in California and New York, but she has a practice that is national in scope. Law firm clients include fashion and lifestyle brands, hospitality brands, finance, technology and fintech companies, media companies, law firms, and individuals. DOEN, Fintech Collective, Modern Animal, New Stand, Summer Fridays, and SunLife Organics are a representative sample of the modern, innovative brands Ms. Sherman currently serves or has served.

At Axiom Law, Ms. Sherman drafts, reviews and negotiates a wide variety of commercial agreements as a consultant to the HR procurement business unit of IBM Corporation.

EDUCATIONAL BACKGROUND

ST. JOHN'S UNIVERSITY SCHOOL OF LAW
J.D. Degree, *magna cum laude*, June 2000
HONORS: Staff member, St. John's Law Review, Dean's List. Recipient: Full University Merit Scholarship; Kenneth Wang Fellowship; International Academy of Trial Lawyers Graduation Award, Morton Wasserman Graduation Award.

MARYMOUNT MANHATTAN COLLEGE
B.A. Degree in Theater and History,
summa cum laude, June 1997

BAR MEMBERSHIPS AND DATES

New York, Admitted 2001
California, Admitted 2008
Connecticut, Admitted 2000
District of Columbia, Admitted 2001

Pennsylvania, Admitted 2011

Vermont, Admitted 2018

EMPLOYMENT HISTORY

Law Offices of J.J. Sherman, P.C.
Founding Attorney, October 2009-Present

Axiom Law (Seconded to IBM Corporation)
Attorney, April 2018-Present

St. John's University School of Law
Adjunct Professor, August 2022-December 2022

Latham & Watkins LLP
Senior Associate, April 2007- March 2009

Sullivan & Cromwell LLP
Associate, September 2000- April 2007
Summer Associate, 1999

SPEAKING ENGAGEMENTS

September 2023
Live Presentation at Annual Meeting, California
Lawyers Association
*What's Trending in California Commercial Real
Estate – Fall 2023 Edition*
Co-presenter 1.5 hour presentation.

September 2022
Live Webinar, California Lawyers Association
*Partnering with a Litigator When Issues Relating to
An Existing Lease Arise*
Co-Presenter, 1 hour presentation

June 2021
Live Webinar, California Lawyers Association
7th Annual Women in Leasing Conference
*Assignment/ Subletting: Top Tips for Protecting
Your Client's Interests*
Co-Presenter, 1 hour presentation

December 2020
Live Webinar, California Lawyers Association
6th Annual Women in Leasing Conference
It's a Tenant's Market, Tenant Friendly
Commercial Leasing Provisions in the COVID-19
Leasing Market
Co-Presenter, 1 hour presentation

August 2020
Live Webinar, Mattone Family Institute for Real Estate Law
Commercial Leasing amidst the Pandemic: How Leases are being amended, worked out, and litigated
Co-presenter, 2 hour presentation

October 2019
Roundtable Discussion, ICSC Law Conference
From Clicks to Bricks: recent trends for the e-commerce brand opening a brick and mortar location

October 2017
Roundtable Discussion: ICSC Law Conference
Working it Out: Unique leasing clauses for specialty gyms

*See written materials

LEGAL PUBLICATIONS

May 2024, California Lawyers Association
California Assembly Bill 2097: Eliminating Parking Minimums for New Developments Near Major Transit Stops.
https://calawyers.org/real-property-law/california-assembly-bill-2097-eliminating-parking-minimums-for-new-developments-near-major-transit-stops/?inf_contact_key=8bbad60da163bffc3526f3de7a55c09c74070ac2bf3cfa7869e3cfd4ff832
co-written with a law clerk from St. John's University School of Law.

April 2024, California Lawyers Association
Unlawful Detainer Actions by Licensors? CA case offers clarity for short-term rentals.
<https://calawyers.org/real-property-law/unlawful-detainer-actions-by-licensors-ca-case-offers-clarity-for-short-term-rentals/>
co-written with a law clerk from St. John's University School of Law.

BAR ACTIVITIES

Member, Executive Committee of the Real Property Law Section of the California Lawyers Association, Fall 2022-Present. Tasks include attending committee meetings, interviewing applicants, and drafting articles on California real

property law topics published by the California Lawyers Association.

Chair, Commercial Leasing Subcommittee of the Real Property Law Section of the California Lawyers Association, Fall 2019- Spring 2023. Tasks included organizing and leading virtual monthly meetings to discuss current legal issues and market trends in the commercial leasing practice, promoting the annual “Women in Leasing Symposium” and presenting webinars on commercial leasing. This subcommittee met more frequently in March and April 2020 to discuss the COVID shutdown and how to counsel clients (landlords and tenants) in light of the COVID shutdown.

PROFESSIONAL RATINGS

TEACHING ACTIVITIES

December 2023

Guest Lecturer

Research and Writing on Real Property Law Topics

St. John’s University School of Law

Presented 1 hour lecture on commercial leasing and taught students the basic terms found in a letter of intent for a retail lease.

August 2022- December 2022

Adjunct Professor

Drafting: Real Estate Transactions

St. John’s University School of Law

One semester, 2 credit hours

Over the semester, students drafted leases, purchase and sale agreements, notices, amendments, assignments, good guy guaranties, and they learned the basic elements of leases, purchase and sale agreements, guaranties, deeds, mortgages, promissory notes, rights of first refusal, ground leases, and more. Students also performed weekly “in class exercises” where they were presented with a real estate document and a real life scenario, and as a class, would discuss drafting solutions and negotiation strategies.

*See written materials

COMMUNITY SERVICE
AND PRO BONO ACTIVITIES

2021-Present

Member, Advisory Board of the Mattone Family Institute for Real Estate Law, St. John's University School of Law

(<https://www.stjohns.edu/law/academics/centers-institutes/mattone-family-institute-real-estate-law>),

attending semi-annual meetings, supporting the institute's agenda, and mentoring law students interested in legal careers in commercial real estate.

2022

Low Bono work for Street Poets, Inc., (<https://streetpoetsinc.com>), assisting them with the purchase of their headquarters building in Los Angeles, California.

2019-2023

Pro Bono work for the Al Hirschfeld Foundation (<https://www.alhirschfeldfoundation.org>), assisting them with the negotiation of various contracts including a license to use artwork at the Algonquin Hotel in New York, New York and a book publishing contract featuring Al Hirschfeld artwork.

2004-2005

Pro Bono work for Take Wing and Soar, Inc., assisting with the formation of the not-for-profit theater company.

POLITICAL ACTIVITIES

OTHER MEMBERSHIPS

2023-Present

Board Member

Turtle Bay Towers Corp. (coop building)

2019-2023

Board Member

The Al Hirschfeld Foundation

HONORS

2017, Recipient of the Young Alumni Award from Marymount Manhattan College

2013, Nominee for CREW Network Impact Award for Entrepreneurial Spirit

2005, Recipient of the Spirit of Excellence Award from Take Wing And Soar Productions, Inc., a New

York City not-for-profit, in recognition of pro bono legal services.

ATTACHMENTS

Website: www.jjshermanlaw.com

LinkedIn:

<https://www.linkedin.com/in/jjshermanlaw/>

PERSONAL

Hobbies include attending theater, visiting museums and listening to vinyl records.

WRITTEN MATERIALS

See separate scanned documents