



Samuel Lee

SENIOR ASSOCIATE

THE LINK VIRTUAL OFFICE

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OVERVIEW

Sam offers comprehensive legal services to developers and investors in the renewable energy sector.

Sam's experience spans the entire lifecycle of renewable energy projects, including wind, solar, and battery storage. His practice includes conducting due diligence reviews; negotiating and drafting purchase and sale agreements, leases, easements, and option agreements; and performing title and survey reviews.

After beginning his career in traditional commercial real estate, Sam gained extensive experience in real property transactions and regulatory compliance. Over time, his focus shifted towards renewable energy development, driven by a commitment to support sustainable development and contribute to the advancement of clean energy solutions. Sam finds it deeply rewarding to combine his real estate knowledge with his dedication to environmental stewardship to make a meaningful impact in the renewable energy industry.

Sam's background in both the traditional real estate and renewable energy sectors enables him to navigate related complex legal challenges effectively, ensuring that clients receive the highest level of service and support. Clients appreciate Sam's transparency, communication skills, and dedication to providing practical, actionable solutions. Sam's goal is to ensure that every aspect of a project is meticulously handled to support short and long-term success.

Industry

Energy & Natural Resources

Services

Corporate Real Estate

Energy Storage

Land Use

Solar Energy

Wind Energy

Experience

- Represented an independent power producer in the greenfield development of utility-scale wind, solar and storage projects in multiple states. Provided comprehensive real estate diligence and handled the drafting and negotiation of land agreements.
- Provided real estate diligence services for transmission line development across multiple jurisdictions, including review of title commitments, site control documents and vested ownership issues. Ensured all site agreements and landowner interests were properly documented and flagged any risks for client attention.
- Represented a lender in the financing of renewable energy projects as local real estate counsel, including due diligence analysis of title and survey and drafting of financing documents.
- Represented a digital infrastructure client in the colocation of facilities with a third-party independent power producer's solar energy project development. Provided real estate services, including drafting project documents related to a target site lease assignment and lease, as well as various access easements. Conducted real estate diligence, including analysis of title commitments, surveys and land agreements for the underlying solar project.
- Assisted a client in purchasing early-stage solar and storage projects by reviewing and drafting amendments to project documents, coordinating with external counsel and preparing post-closing deliverables. Finalized and executed option, lease, easement and deed restriction agreements tailored to the client's evolving needs and project structure.
- Represented a developer as local real estate counsel through construction financing, including comprehensive title and survey review, drafting certain financing documents, coordination with lender counsel and preparation of real estate deliverables for financial closing.
- Represented national and regional clients in the purchase and sale of commercial real estate, including undeveloped land, office, and retail shopping center properties.
- Drafted and negotiated purchase and sale agreements; reviewed title, survey, and other due diligence items; and managed closings.

Experience

- Represented landlords and tenants in all aspects of leasing, including negotiating and drafting commercial lease agreements for various assets classes.
- Regularly represents utility-scale renewable energy clients on development projects, including drafting site control agreements and related easements, drafting curative documents; and conducting title, survey, zoning, and other due diligence matters.
- As senior real estate attorney for King County, represented and advised various county executive-level agencies.

Recognition

- *Best Lawyers: Ones to Watch® in America*, Real Estate and Land Use, 2024

Education

- J.D., University of Washington School of Law
- B.S., University of Washington

Admissions

- Massachusetts
- Washington
- U.S. District Court, Western District of Washington

*Contact Sam to set up an in-person consultation by appointment in the Boston office.