# 6-20/210.30 Real Property Lease

## CCP 695.035

(a) A lessee's interest in real property may be applied to the satisfaction of a money judgment in any of the following circumstances:

1. If the lessee has the right voluntarily to sublet the property or assign the interest in the lease.
2. If the lessee has the right voluntarily to sublet the property or assign the interest in the lease subject to standards or conditions and the purchaser at the execution sale or other assignee agrees to comply with the standards or conditions that would have had to be complied with had the lessee voluntarily sublet the property or assigned the interest in the lease.
3. If the lessee has the right voluntarily to sublet the property or assign the interest in the lease with the consent of the lessor, in which case the obligation of the lessor to consent to the assignment is subject to the same standard that would apply had the lessee voluntarily sublet the property or assigned the interest in the lease.
4. In any other case, if the lessor consents in writing.
   (b) A provision in a lease for the termination or modification of the lease upon an involuntary transfer or assignment of the lessee's interest is ineffective to the extent that such provision would prevent the application of the lessee's interest to the satisfaction of the money judgment under subdivision (a).