


Lease Assignment by Lessor

- 🔊 If you own a lease agreement, you can assign it to another by using this agreement.
- 🔊 The first part of the Memorandum should be completed and distributed to the other party along with a copy of the Lease Assignment by Lessor.

Date: **[Date]**

To:  **Name of other party]**

From: **[Owner/Founder]**
[Company]

Subject: **Lease Assignment by Lessor**

As agreed, as a condition to our Sale and Purchase Agreement, I have attached a “Lease Assignment by Lessor” so that [Name] can assign the Leases to [Name], thereby fulfilling the condition.

I believe that it embodies everything we discussed.

Please read the agreement carefully.

We recommend that you also have it reviewed by your own qualified legal counsel.

Time is of the essence.

Please sign and return it to me asap.

Thank you very much!

From JIAN

NOTICE:

We wish we could provide an agreement that was tailored *exactly* to your business. While this is not always possible, we feel that we've come very close and that this document provides you with the head-start that you need to get your deal moving. Nevertheless, we must make this disclaimer:

- 🚫 **Do Not Use This Agreement 'As-Is.'**
- 🚫 **This Agreement Is Not Legal Advice.**
- 🚫 **Read it Thoroughly and Make All Appropriate Changes to Fit Your Requirements.**
- 🚫 **You Should Have this Agreement Reviewed and Approved by a Qualified Attorney at Law Before Using It.**
- 🚫 **JIAN Accepts No Liability for the Effectiveness of This Document For Your Purposes.**

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We're building a network of business experts who are eager to help you when you need it. They can review your work, make suggestions, handle unique situations and introduce you to influential people. On our website you can search by expertise and location, then e-mail or jump straight to their website. Although they are professionals and charge for their services, most offer an initial consultation free of charge. They're in your area and you can contact them directly.


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- Remember to bookmark our website: www.JIAN.com

Editing Your Sample Contract

Since this entire agreement is formatted in Word, you can edit it like any other Word document. You can jump from variable to variable by clicking the above  green arrows (JIAN Menu) which will take you forward / backward and highlight the entire sample text identified within the “[]” brackets – simply edit / type-over with your information.

To make sure you have filled in all the variables, use Word's 'FIND' function to locate any “[]” which may contain an unedited variable.

- Click the  icon in the JIAN menu above to turn the expert comments on/off.
- Upon completion, delete any unnecessary blank lines that remain.
- You may format this document any way you like.
- Delete this page.

Lease Assignment by Lessor

🔊 This is a standard introductory paragraph that lists the parties to the Agreement and the date the Agreement is being entered into. You need to enter the date, the names of the parties, the specific type of organization they are and their addresses.

Effective Date **[Date]**

between **Owner/Founder**, (“Assignor”)
a [State of organization, if applicable] [Corporation/ partnership/sole proprietorship/individual],
located at [Address]
[City], [State] [Zip Code]

and **[Name of Assignee]**, (“Assignee”)
a [State of organization, if applicable] [Corporation/ partnership/sole proprietorship/individual]
located at [Address of Assignee]

1. General

🔊 For the first insert , enter the name of the building, for the second insert, give the description of the building, (i.e., a three story office building consisting of 32 rental offices) and for the third insert enter the building’s legal address or description.

The Assignor, as Lessor, has executed leases (“the Leases”) of various units in a building known as [Name of building] described as follows:

- [Describe the building]
 - Located at [Address] (“the premises”).
- 🔊 You will need to complete Exhibit A that lists the names of all of the Lessees and the execution date of their leases.

As indicated on Exhibit A, the existing leases were executed by and between the Assignor, as Lessor, and those Lessees. A copy of each of those leases, along with any written modifications, is attached to this Assignment as Exhibit A.

🔊 Insert the date the contract for the sale was executed, now the Agreement whereby the Assignee as Buyer agreed to purchase the Premises.

The Assignor, as a condition of the Contract of Sale for the Premises entered into on [Month, Day, Year], between Assignor and Assignee, has agreed to assign the Leases to the Assignee.

In consideration for the mutual promises, covenants, and Agreements made below, the parties, intending to be legally bound, agree as follows:

2. Assignment of Leases

🔊 In the event that the purchase and sale is not completed by the dates set in the brackets, this Assignment is void.

For value received, the Assignor assigns and transfers to the Assignee all of the Assignor’s right, title, and interest in and to the leases; provided, however, that if the Assignor and the Assignee fail to

complete their purchase and sale of the Premises by [Month, Day, Year], this Assignment shall be void and of no further effect, and the Assignor shall remain liable and responsible for all of the Assignor's right, title, and interest in and to the Leases.

🔊 This is a standard representation, whereby the Assignor promises that it has not assigned the Leases except to this Assignee.

The Assignor represents that it has made no other Assignments and that no such Assignments exist in connection with the Leases.

Understood, Agreed & Accepted

I have carefully reviewed this contract and agree to and accept its terms and conditions. I am executing this Agreement as of the Effective Date first written above.

[Assignor]:



Signature

Name

Exhibit A

 You should list all of the leases that are being assigned.

Name of Lessee

Lease Execution Date

Name of Lessee

Lease Execution Date



Name of Lessee

Lease Execution Date

Name of Lessee

Lease Execution Date