

UK-PRIse20

Assignment of lease

This agreement is dated: [date]

It is made between:

[ABC Limited], a company incorporated in England and Wales under company registration number [number] and whose registered office [REDACTED] [REDACTED] (REDACTED "REDACTED").

And

[DEF Limited], a company incorporated in England and Wales under company registration number [number] and whose registered office [REDACTED] [REDACTED] (REDACTED "REDACTED").

And

[XYZ Limited], a company incorporated in England and Wales under company registration number [number] and whose registered office [REDACTED] [REDACTED] (REDACTED "REDACTED").

Background:

- A. By the Lease the Landlord let the Property, as described below, to the Old Tenant (REDACTED "REDACTED").
- B. The Old Tenant now wishes to assign the Lease for the remainder of the term to the Transferee Tenant and the Landlord REDACTED.

It is now agreed as follows:

1. Definitions

In this agreement, the following words shall have the following meanings, REDACTED :

"Lease"	means a lease dated [date] and made between the Landlord and the Old Tenant whereby the Property was leased to REDACTED [REDACTED] REDACTED.
"Property"	means [full address and description] which is the same in every way as the property described in the Lease. [For the sake of clarification, the Property REDACTED.

.....],

2. Interpretation

In this agreement unless the context otherwise requires:

3. Warranties for authority

4. Entire agreement

5. The assignment

6. The payment

- 6.1. In consideration for this assignment, the Transferee [REDACTED]
[REDACTED] £ [REDACTED]
[REDACTED].

OR

- 6.2. In consideration for this assignment, the Transferee Tenant promises
to pay the sum of £ [REDACTED]
[REDACTED] £ [REDACTED], [REDACTED] [REDACTED]
[REDACTED], [REDACTED] [REDACTED]
[REDACTED].

OR

- 6.3. In consideration of the Main Agreement [REDACTED]
[REDACTED]
[REDACTED].

OR

- 6.4. *[Enter* [REDACTED] ().]

7. Changes to the Lease

- 7.1. The terms of the [REDACTED]
[REDACTED]:
- 7.1.1 The rent shall be £ [REDACTED] “[REDACTED]
[REDACTED];”;
- 7.1.2 The rent review due to take effect on [date]
[REDACTED], [REDACTED]
[REDACTED] [REDACTED]
[REDACTED];
- 7.1.3 *[The Tenant shall not be [REDACTED]
[REDACTED] . . .].*

8. Landlord's consent

- 8.1. The Landlord hereby consents to the [REDACTED]
[REDACTED] £ [REDACTED] [REDACTED]
[REDACTED].

8.2. The Landlord now releases the Old [REDACTED]
[REDACTED], [REDACTED].

OR

- 8.3. The Landlord now releases the Old Tenant from all obligations and liabilities under the Lease, subject [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

9. Interest

- 9.1. All sums due from either of the parties to the other which are not paid on the due date [5] % , .

9.2. Interest shall be calculated and compounded monthly.

10. Publicity / Announcements

11. Dispute Resolution

12. Damages not adequate

Without prejudice to any other rights or remedies which a party may have, the parties now acknowledge and agree that damages would not be an adequate remedy for [REDACTED].
[REDACTED], [REDACTED] [REDACTED] [REDACTED]
[REDACTED], [REDACTED] [REDACTED] [REDACTED]
[REDACTED], [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] / [REDACTED]
[REDACTED] [REDACTED]

13. Severance and invalidity

14. Counterparts

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，
。

15. Miscellaneous matters

-
- 15.3. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [72] [REDACTED] [24] [REDACTED]
[REDACTED]
[REDACTED].
- 15.4. [REDACTED]
[REDACTED] ([REDACTED]
[REDACTED]) [REDACTED] 1999 [REDACTED].
- 15.5. [REDACTED]
[REDACTED]
[REDACTED].
- 15.6. [REDACTED], [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] / [REDACTED] [REDACTED] [REDACTED]
[REDACTED].

Signed by / on behalf of the named parties by their representatives who personally accept liability for the proper authorisation by their respective employer or principal to enter into this agreement.

[REDACTED]

Signed as a deed and delivered, by or on behalf of the Landlord

[Name]: Signature:

Witness Name: Signature:

Witness Address:

Signed as a deed and delivered, by or on behalf of the Old Tenant

Witness Name: _____ **Signature:** _____

Witness Address:

Signed as a deed and delivered, by or on behalf of the Transferee Tenant

Witness Name: _____ **Signature:** _____

Witness Address:

A horizontal bar consisting of a series of black squares of varying widths, followed by a vertical bar.

Executed as a deed by the Landlord [name of Company] acting by a director

[Director's Name]: Signature:

Witness Name: _____ **Signature:** _____

Witness Address:

Executed as a deed by the Old Tenant [name of Company] acting by a director

[Director's Name]: Signature:

Witness Name: _____ **Signature:** _____

Witness Address:

Executed as a deed by the Transferee Tenant [name of Company] acting by a director

Witness Name: _____ **Signature:** _____

Witness Address:

Explanatory notes:

Assignment of lease

General notes

1. Recognition of our copyright in this document

2. Document review service

Please contact our support team at support@netlawman.co.uk for further information.

3. Signing

4. Is ‘unexpired term’ of your lease for more ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ?

A lease for more than seven years needs to be registered with the Land Registry, but a lease for

You can find detailed guidance at

<https://www.gov.uk/government/publications/leases-when-to-register/practice-guide-25-leases-when-to-register>

<https://www.gov.uk/government/publications/change-the-register-ap1>

Paragraph specific notes

Notes following the numbered paragraphs

1. Definitions

2. Interpretation

Leave these items in place unless there is a good reason to edit or remove.

3. Warranties for authority

The importance of these warranties is largely in removing a defence of "I did not realise" in the event of some error on the part ■ ■ ■ ■ ■ ■ ■ ■ ■ .

Edit as you require but do not delete.

4. Entire agreement

This paragraph prevents a party from later saying he was relying on some other document or website or what was said. Of course the parties do rely ■ ■

5. The assignment

The terms are essential. Do not edit.

6. The payment

This is another area where special arrangements may be made. The landlord may want payment of money for

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If there is no consideration in this agreement then you would need to sign it as a deed rather than a contract. This is for two reasons. First, a lease is a deed, so it needs to be signed as a deed. Second, if there is no consideration, then the lease is void.

so to transfer it requires a deed. Secondly, in [REDACTED], [REDACTED] [REDACTED]
[REDACTED] ([REDACTED]). [REDACTED]

..... ,

7. Changes to the Lease

8. Landlord's consent

9. Interest

A useful provision to promote fast payment.

10. Publicity / Announcements

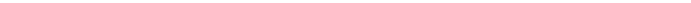
11. Dispute Resolution

12. Damages not adequate

13. Severance and invalidity

14. Counterparts

15. Miscellaneous matters

We advise you to 

End of notes