ASSIGNMENT OF SUBLEASE

This Assignment of Sublease (the “Assignment”) is made and effective [DATE],

**BETWEEN: [YOUR COMPANY NAME]** (the "Landlord"), a company organised and existing under the laws of [STATE/PROVINCE] of [COUNTRY], with its head office located at:

 [YOUR COMPLETE ADDRESS]

**AND: [TENANT NAME]** (the "Tenant"), an individual with his main address located at OR a company organised and existing under the laws of [STATE/PROVINCE] of [COUNTRY], with its head office located at:

 [COMPLETE ADDRESS]

**AND: [SUB-TENANT NAME]** (the "Sub-Tenant"), an individual with his main address located at OR a company organised and existing under the laws of [STATE/PROVINCE] of [COUNTRY], with its head office located at:

 [COMPLETE ADDRESS]

For good consideration, it is agreed by and between the parties that:

1. **ASSIGNMENT OF LEASE**

The Tenant hereby assigns, transfers and delivers to the Sub-Tenant all of the Tenant's rights in and to a certain lease between the Tenant and the Landlord for certain premises known as [Describe], under a lease dated [DATE].

1. **SUB-TENANT’S OBLIGATIONS**

The Sub-Tenant agrees to accept said Lease, pay all rents and punctually perform all of the Tenant's obligations under said Lease accruing on and after the date of delivery of possession to the Sub-Tenant as contained herein. The Sub-Tenant further agrees to indemnify and save harmless the Tenant from any breach of the Sub-Tenant's obligations hereunder.

1. **DELIVERY OF PREMISES**

The parties acknowledge that the Tenant shall deliver possession of the leased premises to the Sub-Tenant on [DATE]; time being of the essence. All rents and other charges accrued under the Lease prior to said date will be fully paid by the Tenant, and thereafter by the Sub-Tenant.

1. **LANDLORD’S OBLIGATIONS**

The Landlord hereby assents to the assignment of lease, provided that:

* 1. Assent to the assignment will not discharge the Tenant of its obligations under the Lease in the event of a breach by the Sub-Tenant.
	2. In the event of breach by the Sub-Tenant, the Landlord will provide the Tenant with written notice of same and the Tenant will have full rights to commence all actions to recover possession of the leased premises [in the name of the Landlord, if necessary] and retain all rights for the duration of said Lease provided it shall pay all accrued rents and cure any other default.
	3. There will be no further assignment of the lease without the prior written consent of the Landlord.
1. **BINDING AGREEMENT**

This agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

IN WITNESS WHEREOF, the Landlord has executed this Assignment on the day and year first above written.

Signed, sealed and delivered in the presence of:

TENANT SUB-TENANT

Authorised Signature Authorised Signature

Print Name and Title Print Name and Title

LANDLORD

Authorised Signature

Print Name and Title