



ASSIGNMENT AND ASSUMPTION OF LEASE

The parties agree as follows:

Date:
Parties:

Assignor:
Address:

Assignee:
Address:

If there are more than one Assignor or Assignee, the words “Assignor” and “Assignee” shall include them.

Lease
assigned:

The Lease which is assigned herein is indentified as follows:

Landlord

Tenant

Date

Premises:

(This Lease was recorded on _____ in the office of the _____
of the County of _____ in liber _____ of conveyances, at page _____.)

Consideration:

Assignor has received _____ (\$ _____) dollars
and other good and valuable consideration for this Assignment.

Assignment:

Assignor assigns to the Assignee all the Assignor’s right, title and interest in a) the Lease and b) the security deposit,
if any, stated in the Lease.

Assumption:

Assignee agrees to pay the rent promptly and perform all of the terms of the Lease as of the date of this Assignment.
Assignee assumes full responsibility for the Lease as if Assignee signed the Lease originally as Tenant.

Indemnity:

Assignee agrees to indemnify and hold Assignor harmless from any legal actions, damages and expenses, including legal
fees that the Assignor may incur arising out of the Lease.

Benefit to
landlord:

Assignee agrees that the obligations assumed shall benefit the landlord named in the Lease as well as the Assignor.

Assignor’s
statements:

Assignor states that Assignor has the right to assign this Lease and that the premises are free and clear of any judgments,
executions, liens, taxes and assessments.

Assignee’s
statement:

Assignee states that Assignee has read the Lease and has received the original or an exact copy of the Lease.

Successors:

This assignment is binding on all parties who lawfully succeed to the rights or take the place of the Assignor or Assignee.

Margin
headings:

The margin headings are for convenience only.

Signatures:

The Assignor and Assignee have signed this Assignment as of the date at the top of the first page.

ASSIGNOR

.....
.....

WITNESS

ASSIGNEE

.....
.....

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of ss.:

On before me, the undersigned,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking acknowledgment)

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of County of ss.:

On before me, the undersigned,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

Assignor

Assignee

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of County of } ss.:

On before me, the undersigned,
personally appeared

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof);

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.
(☐ if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in)

(signature and office of individual taking acknowledgment)

Assignment of Lease
with Assumption

Dated,