

Retail Shop Leases Act 1994

Assignee Disclosure Statement

The Assignee Disclosure Statement must be given to the lessor before the assignment is entered into (section 22C Retail Shop Leases Act 1994).

Name of Assignee:

Name of Assignor:

Name of Lessor:

Address of leased shop:

To the Assignee

Before signing any documents in relation to an assignment of a retail shop lease you should ensure that you fully understand your rights and obligations under all of the documents.

If you are a prospective assignee with less than five retail shops in Australia you must give the lessor a Legal Advice Report and a Financial Advice Report before entering into an assignment of a retail shop lease. The approved forms for the Legal Advice Report and the Financial Advice Report are available at: <https://www.publications.qld.gov.au/dataset/lease-forms-under-the-retail-shop-leases-act>

In any case, it is also recommended that all prospective assignees seek independent legal and financial advice about the assignment, the terms and conditions of the lease, and the operation and viability of the business.

Assignee's Disclosure to Lessor

Note: Where space is insufficient on this form please attach additional sheets and note attachments in the appropriate space.

1. **Assignee's Business name, ABN and address:**

2. *(If applicable)* **Assignee's company name and ACN** (If no ACN, please provide sufficient information to identify the corporation)

3. **Please state the number of other retail shops currently leased by the assignee within Australia:**

4. **Does the assignee believe that they will be able to meet all of the financial and other obligations contained in the lease?**

Yes No →

4.1 **Please detail relevant retail business experience that demonstrates the assignee's ability to meet the lease obligations:**



**Queensland
Government**

4.2 Please detail any circumstances or issues known to the assignee that may affect the assignee's ability to meet the lease obligations:

5. Please detail any statements or representations made by the assignor (or the assignor's agent) that the assignee is relying on in entering into the assignment:

6. Please detail any statements or representations made by the lessor (or the lessor's agent) that the assignee is relying on in entering into the assignment:

Has the assignor given the assignee:

- an Assignor Disclosure Statement?
Yes No

- a copy of the original Lessor Disclosure Statement and details of any material changes since that statement was originally provided to the assignor?
Yes No

Has the lessor given the assignee a Lessor Disclosure Statement and a copy of the lease?

Yes No

Has the assignee given a completed Legal Advice Report and a completed Financial Advice Report to the lessor?

(applicable only if the assignee is currently lessee of less than five retail shops in Australia)

Yes No N/A

Assignee's Acknowledgement

The assignee acknowledges that:

- the information given in this statement (including any attachments) is correct;
- apart from the matters detailed at item 5 above, no other material statements or representations have been made by the assignor, or the assignor's agent, to the assignee regarding the lease or the business to be carried on in or from the leased premises; and
- apart from the matters detailed at item 6 above, no other material statements or representations have been made by the lessor, or the lessor's agent, to the assignee regarding the lease or the business to be carried on in or from the leased premises.

Assignee's signature

/ /

Date