

## Assignee disclosure statement

In accordance with Section 22B of the *Retail Shop Leases Act 1994* and the Retail Shop Leases Regulation 2006, the Assignee Disclosure Statement must be provided to the assignor before the lessor is approached to consent to the assignment.

The Assignee Disclosure Statement must also be provided to the lessor before the assignment is entered into.

Name of assignee:	
Name of assignor:	
Name of lessor:	

### To the assignee

#### Advice to assignees

Before signing any document in relation to an assignment you should ensure that you fully understand all of the documents.

If you are a prospective assignee with less than five retail establishments nationally you are also required to provide the lessor with a Legal Advice Report and a Financial Advice Report prior to entering into the assignment. Copies of Legal Advice and Financial Advice Reports are available from the Retail Shop Leases Registry on 07 3234 0391 or 1800 807 051 if calling from outside the Brisbane Metropolitan area or from the Department of Justice and Attorney-General website [www.justice.qld.gov.au](http://www.justice.qld.gov.au).

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

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

#### Assignee's disclosure

Assignee's business name and address:	
Company details including names of all directors: <i>(if applicable)</i>	
Number of other retail business premises currently leased by the assignee:	
Please detail any relevant retail business experience:	
Briefly outline the proposed management structure responsible for the day to day operation of the retail business:	



Does the assignee believe they will be able to meet all of the financial and other obligations contained under the lease given the current circumstances of the retail shopping centre?

Yes      No

**If no, please detail any circumstances or issues known to you that may affect your ability to meet lease obligations.**

**Please provide details about all statements and representations made to you by the assignor that you are relying on in entering into the assignment.**

**Please provide details about all statements and representations made to you by the lessor or the lessor's agent that you are relying on in entering into the assignment.**

Did the assignor provide you with a Assignor Disclosure Statement?

Yes      No

Did the assignor provide you with a copy of the original Lessor Disclosure Statement and noted any changes since it was originally provided?

Yes      No

Did the lessor provide you with a Lessor Disclosure Statement and a copy of the lease?

Yes      No

Have you provided copies of the Legal Advice Report and Financial Advice Report to the lessor?

Yes      No

**No other promises, representations, warranties or undertakings (than those identified on this form) have been made by the assignor regarding the lease or business to be carried out on the premises.**

**No other promises, representations, warranties or undertakings (than those identified on this form) have been made by the lessor or the lessor's agent regarding the lease or business to be carried out on the premises.**

Assignee signature

/ /

Date