

Assignor disclosure statement

In accordance with Section 22B of the *Retail Shop Leases Act 1994* and the Retail Shop Leases Regulation 2006, the Assignor Disclosure Statement must be provided to a prospective assignee at least seven days before the lessor is approached to consent to the assignment.

Name of assignor:	
Name of assignee:	

To the assignee

Advice to assignees:

Before signing any documents 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 lease. Copies of Legal Advice Reports 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 at 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.

Assignor's disclosure

Details of lease to be assigned

Shop number:			
Shopping centre name and address:			
Shop area (sqm):		The lease expires on:	/ /

Are there any options to renew or extend the lease?

Yes No

If yes, please provide information about options under the lease and date by which next option must be exercised:
Please provide detail of current payments to the lessor (including rent, outgoings, promotion levy, and any other payments):
Please provide the date for the next rent review and method of review:

If the assignee will be continuing the business carried on by the assignor:

Please attach details of sales history and trading performance for the last five years (or other period if lease has been in operation for less than five years) and note attachment in the space provided:



Are there any outstanding notices from the lessor in respect of the lease?

Yes No

If yes, please provide details:

Are there any outstanding notices from any authority in respect of the retail shop?

Yes No

If yes, please provide details:

Are there any encumbrances on the lease or any of the fixtures or fittings within the retail shop?

Yes No

If yes, please provide details:

Please provide details of the ownership of the shop's fixtures or fittings not owned by the assignor:

Please provide details of any rent concessions or other benefits applicable to the balance of the term of the lease:

Does the lease contain a provision releasing the assignor from legal responsibility for the lease on assignment?

Yes No

If yes, please include clause number:

Has the assignee provided an Assignee Disclosure Statement?

Yes No

The assignor has provided the assignee with a copy of the original Lessor Disclosure Statement and noted any changes since it was originally provided.

Assignor's signature

/ /

Date