

OFFICE SPACE LEASE ASSUMPTION AGREEMENT

Date: [Date]

1. PARTIES

This Agreement is made between:

Landlord: [Landlord Name], located at [Address]

Assignor (Current Tenant): [Original Tenant Name], located at [Address]

Assignee (New Tenant): [New Tenant Name], located at [Address]

2. THE LEASE

The Landlord and Assignor entered into a lease agreement dated [Original Lease Date] for the office space located at: [Full Address of Office Space] (the "Premises").

3. ASSUMPTION OF RIGHTS AND DUTIES

As of [Effective Date of Transfer]:

1. The Assignor transfers all rights, title, and interest in the Lease to the Assignee.
2. The Assignee agrees to assume all obligations, responsibilities, and payment of rent under the terms of the original Lease.
3. The Assignee confirms they have read the original Lease and agrees to be bound by all its provisions.

4. SECURITY DEPOSIT

The security deposit currently held by the Landlord in the amount of \$[Amount] shall: [Choose one: Be transferred to the Assignee / Be refunded to the Assignor and replaced by the Assignee].

5. LANDLORD'S CONSENT

By signing below, the Landlord consents to this Lease Assumption, provided that the Assignor [Choose one: remains / does not remain] liable for any default by the Assignee.

6. SIGNATURES

Assignor (Current Tenant):

Name: [Print Name]

Title: [Title]

Assignee (New Tenant):

Name: [Print Name]

Title: [Title]

Landlord:

Name: [Print Name]

Title: [Title]