

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name

Street  
Address

City &  
State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### ASSIGNMENT OF LEASE

By Tenant/Lessee

**NOTE:** This form is used by an escrow officer or tenant when the buyer of a tenant's leasehold interest in a property takes possession and assumes the tenant's rights and obligations under a rental or lease agreement, to transfer ownership of the tenant's leasehold interest to the buyer.

**DATE:** \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_, California.

*Items left blank or unchecked are not applicable.*

1. This assignment transfers the Lessee's interest in the lease dated \_\_\_\_\_, 20\_\_\_\_\_,  
  - 1.1 entered into by \_\_\_\_\_, as the Lessor, and
  - 1.2 \_\_\_\_\_, as the Lessee,
  - 1.3 recorded on \_\_\_\_\_, \_\_\_\_\_, as Instrument No. \_\_\_\_\_,  
in the records of \_\_\_\_\_ County, California,
  - 1.4 regarding real estate referred to as \_\_\_\_\_.

**AGREEMENT:**

2. Lessee hereby assigns all of Lessee's interest in the above described lease to \_\_\_\_\_, as the Assignee.
3. Assignee hereby assumes and agrees to timely perform all Lessee's obligations under the lease.
  - 3.1 This assumption by Assignee is made for the benefit of Landlord under the lease.
  - 3.2 If Assignee or its successors default in performance of this assumption and Lessee not be released from Lessee liability on the lease, the amount of the default will be a lien in favor of Lessee on the Lessee's interest and Lessee may elect to foreclose on the interest assigned to Assignee under California Civil Code §§2924 et seq.
  - 3.3 The Assignee will indemnify Lessee against any claim, liability, loss, costs, attorney fees, and other damages incurred by Lessee under the lease.
  - 3.4 If an action is instituted to enforce this assumption the prevailing party to receive their attorney fees.

**I agree to the terms stated above.**

See attached Signature Page Addendum. [RPI Form 251]

Date: \_\_\_\_\_, 20\_\_\_\_\_

Lessee: \_\_\_\_\_

**I agree to the terms stated above.**

See attached Signature Page Addendum. [RPI Form 251]

Date: \_\_\_\_\_, 20\_\_\_\_\_

Assignee: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_

*(Name and title of officer)*

personally appeared \_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_

*(Signature of notary public)*

*(This area for official notarial seal)*