

OFFER TO LEASE

DATE: _____

ADDRESS: _____

UNIT #: _____

NAME OF TENANT: _____

TENANT A.B.N: _____

TELEPHONE NO.: _____

MOBILE NO.: _____

FAX NO.: _____

TENANTS' TRADING NAME: _____

USE OF PREMISES: _____

CAR PARKS: _____

TERM: _____

DATE OF COMMENCEMENT OF TERM: _____

FURTHER TERM: _____

RENT: \$ _____

RENT PAYABLE: Calendar monthly in advance by bank transfer to an account nominated by the lessor.

DATE OF COMMENCEMENT OF RENT PAYMENTS: _____

RENT REVIEWS: _____

OUTGOINGS PAYABLE BY TENANT:

- All council rates, water rates, insurances and building running costs.
- The Lessee agrees that if the lessor is registered for GST, the lessee shall pay GST in addition to rent and outgoings associated with the lease.

GUARANTORS (if lease is in a company name):

NAME: _____

ADDRESS: _____

TELEPHONE NO.: _____

NAME: _____

ADDRESS: _____

TELEPHONE NO.: _____

NAME: _____

ADDRESS: _____

TELEPHONE NO.: _____

BUSINESS & RENTAL REFERENCES:

BUSINESS REFERENCES

NAME: _____

ADDRESS: _____

TELEPHONE NO.: _____

NAME: _____

ADDRESS: _____

TELEPHONE NO.: _____

RENTAL REFERENCES

NAME: _____

ADDRESS: _____

TELEPHONE NO.: _____

NAME: _____

ADDRESS: _____

TELEPHONE NO.: _____

PERSONAL REFERENCES

NAME: _____

ADDRESS: _____

TELEPHONE NO.: _____

NAME: _____

ADDRESS: _____

TELEPHONE NO.: _____

TENANTS' OFFER:

The Tenant offers to lease the premises on the conditions set out above. The Tenant acknowledges that the Landlord is not bound by this agreement until the Lease (and associated guarantee if any) documents are signed by all parties.

Signed by/for the tenant on _____/_____/200__

..... (TENANT)

..... (TENANT)

GUARANTORS AGREEMENT:

The Guarantors will guarantee to the Landlord performance³ by the Tenant of its obligations under the lease and agree to indemnify the Landlord for loss if the Tenant breaches its obligations. The Guarantors will execute a guarantee and indemnity document prepared by the Landlords' lawyer containing terms and conditions customarily included in such guarantee and indemnity documents and will pay lease preparation costs if the Tenant does not pay those costs.

Signed by/for the Guarantors on _____/_____/200__

..... (GUARANTOR)

..... (GUARANTOR)

LANDLORDS' ACCEPTANCE:

The landlord accepts the Tenant's offer.

Signed by/for the Landlord on _____/_____/200__

..... (LANDLORD)

..... (LANDLORD)