

Commercial Lease Application

LANDLORD/AGENT'S NAME: EXCELAND REAL ESTATE PTY. LTD.
AGENT'S ADDRESS: 1373 TOORAK ROAD, CAMBERWELL VIC 3124



RE: OFFER TO LEASE

PREMISES: _____

Use of premises: _____

This letter will serve as my/our irrevocable offer to lease the above-mentioned property on the following terms and conditions.

1. Company Name: _____ ACN / ABN: _____

Tenant(s) Name: _____ Driver Lic/no. _____

Address: _____

2. RENTAL: \$ _____ per year plus GST, subject to annual adjustment of ____ % or CPI whichever is greater. The rent shall be exclusive of all **OUTGOINGS** related to the building. Which are to be provided in the Disclosure Statement provided by the Landlord. All utilities usage shall be paid by Tenant. Tenant will renovate refurbish and install at own cost.

3. Initial Terms _____ YEARS

4. Optional Term _____ YRS () + _____ () TERMS OF _____ () YRS EACH
SUBJECT TO Market Reviews at the beginning of further term

5. Commencing on: _____ day of _____ 200

Manner of payment: The valid offer is subject to a payment of one month deposit **together with** submission of the application. The successful Applicant also needs to pay the balance of Bond if applicable and the **first two (2) months** of rent in advance.

***Unsuccessful application will receive full refund.**

6. Rental: \$ _____ per calendar month+ GST. Payable on the _____ day of every month

Bond: \$ _____ paid to Agent **EXCELAND REAL ESTATE PTY. LTD.**

IF THERE ARE OTHER ISSUES, PLEASE ADD HERE:

SIGNED BY TENANT (S) DATE _____ / _____ / 200

This offer is accepted by the Landlord/Agent (s)

SIGNED BY LANDLORD/AGENT (S) DATE _____ / _____ / 200
