

COMMERCIAL LEASE AGREEMENT - VICTORIA

Premises Address: _____ Lease Start Date: _____

Landlord Details:

Full Name or Company: _____

ABN (if applicable): _____

Contact Address: _____

Phone / Email: _____

Tenant Details:

Full Name or Company: _____

ABN (if applicable): _____

Contact Address: _____

Phone / Email: _____

Premises Description:

Type of Premises: _____

Size (sqm): _____

Zoning and Permitted Use: _____

Lease Term:

Commencement Date: _____ Term Length: _____

Option to Renew: _____

Rent and Payments:

Base Rent (AUD): _____ Per: _____

Outgoings & GST Included: _____

Payment Method and Frequency: _____

Use of Premises:

The Tenant agrees to use the Premises solely for the permitted use described above and in compliance with all applicable laws, regulations, and local council requirements in Victoria. Any change in use requires prior written consent from the Landlord.

Maintenance and Repairs:

The Tenant is responsible for keeping the Premises in a clean and tenantable condition and for all repairs or maintenance required due to Tenant's use or negligence. The Landlord remains responsible for structural repairs, unless damage is caused by Tenant.

Insurance:

The Tenant shall obtain and maintain public liability insurance and any other insurances required by law or reasonably requested by the Landlord over the Term. The Landlord shall insure the building against fire and other usual risks.

Assignment and Subletting:

The Tenant must not assign, sublet, or part with possession of the Premises without the prior written consent of the Landlord, which shall not be unreasonably withheld.

Termination:

Either party may terminate this Lease upon breach of any material term by the other party, after giving written notice and a reasonable opportunity to remedy the breach. Upon termination, the Tenant must vacate and return the Premises in good condition, subject to fair wear and tear.

Dispute Resolution:

The parties agree to attempt to resolve any disputes arising under this Lease by mediation before pursuing other legal remedies in accordance with Victorian law.

Governing Law and Jurisdiction:

This Lease is governed by the laws of the State of Victoria, Australia. The parties submit to the non-exclusive jurisdiction of the courts of Victoria.

Entire Agreement:

This Lease constitutes the entire agreement between the parties concerning the Premises and supersedes all prior agreements, representations, or understandings, whether written or oral.

Special Conditions (if any):

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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