

DISCLOSURE STATEMENT FOR RETAIL LEASE

VICTORIA, AUSTRALIA

NOTE:

In accordance with the Retail Leases Act, 2003, this Disclosure Statement shall be completed by the Landlord. It is to be provided to the Tenant along with a copy of the Retail Lease at least SEVEN (7) days before the signing of a new lease. An Information Brochure about retail leases published by the Small Business Commissioner is available at the Office of the Small Business Commissioner. If the Tenant has exercised or is entitled to exercise an option to renew a retail premises lease, the Landlord must provide this statement to the Tenant at least TWENTY ONE (21) days before the end of the current term.

If all of the parties to a retail premises lease enter into an agreement to renew the lease, the Landlord must provide this statement to the Tenant at least FOURTEEN (14) days after the entering into of the agreement. The Tenant may terminate the lease, as under the Retail Leases Act 2003, if information contained in this statement is misleading, false or materially incomplete. It is hereby agreed that the information contained in this Disclosure Statement is correct as at the date of this statement, but may change after the date of this statement and during the term of the lease.

PART 1: THE LANDLORD

Landlord Name:	
Landlord Address:	
Responsible Entity:	
Responsible Entity's Address	
Landlord's Agent	
Landlord's Agent's Address	