

Date: 25 May 2025

**Application to Lease**  
**Level 1, 75 Railway Road, Blackburn VIC 3130**

**Applicant Name:**

**Applicant Address:**

**Contact Name:**

**Phone:**

**Email:**

**Guarantor 1**

**Name,**

**Address**

**Phone Number:**

**Guarantor 2**

**Name,**

**Address**

**Phone Number:**

**Guarantor 3**

**Name,**

**Address**

**Phone Number:**

**Business References:**

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

**Applicant's Solicitor:**

\_\_\_\_\_

**Existing Business:**

\_\_\_\_\_

**Intended Registered Trading Name:**

\_\_\_\_\_

**Bankers & Branch:**

\_\_\_\_\_

**Previous Lessor:**

\_\_\_\_\_

**Phone:**

\_\_\_\_\_

Previous Premises:

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## NEW LEASE DETAILS

**Commencement Date of Lease:** 1<sup>st</sup> June 2025      **Occupancy:** 1<sup>st</sup> June 2025

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**Commencement date of rent:** 1<sup>st</sup> June 2025

**Monthly Payment of Rent:** \$2,500.00 pcm plus GST and Outgoings  
Including Rates, Taxes, Insurance, and other charges and  
outgoings normally paid by the tenant

**Permitted Use of Premises:** Educational Tuition and Training Studio, Offices, Retail  
outlet and Showroom

**Security Deposit:** Equivalent to 3 months rent (previous history required)

**Term of Lease:** 5 years

**Option:** Further 1 term of 5 years

**Rent Reviews:** 3.5% pa and review to market at take up of option

**Special Conditions:**

## COMPANY DETAILS

**Full registered name of company, registration number and date of incorporation:**

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**Registered address of company**

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**Principal trading address of company: (if same as (2) answer "as above")**

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**Present nature of business conducted by applicant:**

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**Proposed nature of business to be conducted in the premises:**

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Full names and private address, email address and phone number for directors and guarantors (please attached files in pdf or jpg of driver's license and passport as ID):

a) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d) \_\_\_\_\_  
\_\_\_\_\_

Signature(s) of Applicant's \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature(s) of Guarantor(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date \_\_\_\_\_