

## Commercial Leasing Checklist



Are you looking at leasing a business premises but don't know where to start? For a lot of businesses the leasing obligation is quite possibly the largest investment that you will make.

This checklist sets out some of the important aspects that you need to consider when leasing a premises and distils it from a complicated subject into an easy to understand checklist of things to consider:

	Checklist	Notes
<input type="checkbox"/>	Have I read through the agreement for lease/heads of agreement?	
<input type="checkbox"/>	Do I have any questions for my lawyer or the agent?	
<input type="checkbox"/>	Is a deposit required?	
<input type="checkbox"/>	Is a bond or bank guarantee required?	
<input type="checkbox"/>	Are the premises Retail Shop or Commercial/Industrial	
<input type="checkbox"/>	What incentive can I get? i.e. rent free period vs fit out incentive	
<input type="checkbox"/>	What is the length of the lease?	
<input type="checkbox"/>	What searches do I need to undertake on the premises and landlord?	
<input type="checkbox"/>	What is the rent and annual review process?	
<input type="checkbox"/>	Can I assign the lease or sublet the lease?	
<input type="checkbox"/>	What insurances do I need?	
<input type="checkbox"/>	Is car parking included?	
<input type="checkbox"/>	What happens at the end of the lease?	
<input type="checkbox"/>	Who is responsible for repairs?	
<input type="checkbox"/>	What are the terms of default?	
<input type="checkbox"/>	What do I have to do to make alterations to the premises?	

When you are satisfied with the above contact your lawyer to make sure that the lease sets out all of this information properly

Call us on 1300 000 LAW (529),  
like our facebook page [www.facebook.com/bizlegallifecycle](http://www.facebook.com/bizlegallifecycle) or  
email us at [lifecycle@jeremystreten.com](mailto:lifecycle@jeremystreten.com)