

## Lessee disclosure statement

In accordance with Section 22A of the *Retail Shop Leases Act 1994* and the Retail Shop Leases Regulation 2006, the Lessee Disclosure Statement must be provided to the lessor before a lease or agreement to lease is entered into.

|                        |  |
|------------------------|--|
| <b>Name of lessee:</b> |  |
| <b>Name of lessor:</b> |  |

### To the lessee

#### Advice to lessees:

Before signing any offer to lease or any associated document you should ensure that you fully understand all of the documents.

If you are a prospective lessee with less than five retail establishments nationally you are also required to provide the lessor with a Legal Advice Report and a Financial Advice Report prior to entering into the lease. Copies of Legal Advice and Financial Advice Reports are available from the Retail Shop Leases Registry on 07 3234 0391 or 1800 807 051 if calling from outside the Brisbane Metropolitan area or from the Department of Justice and Attorney-General website [www.justice.qld.gov.au](http://www.justice.qld.gov.au).

In any case, it is also recommended that all prospective lessees seek both legal and financial advice about the terms and conditions of the lease and the operation and viability of the proposed business.

\* *Note: where space is insufficient on this form please attach additional sheets and note attachments in the appropriate space.*

### Lessee's disclosure

|   |
|---|
| <b>Lessee's business name and address:</b>                                      |
|   |
| <b>Company details including names of all directors (if applicable):</b>        |
|   |
| <b>Number of other retail business premises currently leased by the lessee:</b> |
|   |
| <b>Please detail any relevant retail business experience:</b>                   |
|   |



Does the lessee believe they will be able to meet all of the financial obligations contained under the lease?

Yes      No

**If no, please detail any circumstances or issues known to you that may affect your ability to meet lease obligations:**

**Please provide detail about all statements and representations made to you by the lessor or the lessor's agent that you are relying on in entering into the lease:**

Did the lessor provide you with a Lessor Disclosure Statement and a draft copy of the lease?

Yes      No

Have you provided a copy of your Legal Advice Report and Financial Advice Report to the Lessor?

Yes      No

## Declaration

No other promises, representations, warranties or undertakings (than those identified on this form) have been made by the lessor or the lessor's agent regarding the lease or business to be carried out on the premises.

Lessee signature

/ /

Date