

SUB-LEASE

LEASE NUMBER	DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 2)

SUB-LESSOR (Note 3)

SUB-LESSEE (Note 4)

TERM OF SUB-LEASE (Note 5)

Commencing from the _____ day of _____ Year

THE SUB-LESSOR as the proprietor of the above LEASE HEREBY SUB-LEASES TO THE SUB-LESSEE the land above described subject to the encumbrances as shown hereon being the (Note 6) of the land in the said lease to be held by the Sub-Lessee for the above term at the clear yearly rental of (Note 7).

PAYABLE (Note 8)

Subject to the covenants and powers implied under the *Transfer of Land Act 1893* as amended (unless hereby negated or modified) and also to the covenants and conditions contained herein.

The following covenants by the Sub - Lessee are to be construed according to section ninety-four of the *Transfer of Land Act 1893* as amended (Note 9)

[Empty rectangular box for covenants]

ATTESTATION SHEET

Dated this	Day of	Year
------------	--------	------

SUB - LESSOR/S SIGN HERE (Note 10)

Signed	Signed
In the presence of	In the presence of

SUB - LESSEE/S SIGN HERE (Note 10)

Signed	Signed
In the presence of	In the presence of

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet, Form B1 should be used with appropriate headings. The boxed sections should only contain the words "see page..."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.
4. Duplicate Lease to be produced.

NOTES**1. DESCRIPTION OF LAND**

Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.

Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated. If part, define by recital and/or sketch. The Volume and Folio number, to be stated.

2. LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS

In this panel show (subject to the next paragraph) those Limitations, interests, encumbrances and notifications affecting the land being sub-leased recorded against the lease:

- a) On the certificate(s) of title;
 - (i) In the Second Schedule; or
 - (ii) If no Second Schedule, that are encumbrances;

AND

- b) On the lease, that are encumbrances not recorded on the certificate(s) of title.

(Unless to be removed by action or document before registration hereof)

Do not show any:

- (a) Easement Benefits or Restrictive/Covenant Benefits; or
- (b) Subsidiary interests or changes affecting a limitation, etc, that is to be entered in the panel (eg, if a mortgage is shown, do not show any partial discharges or any document affecting either).

The documents shown are to be identified by nature and number. The plan/diagram encumbrances shown are to be identified by nature and plan/diagram number. Strata/survey-strata plan encumbrances are to be described as "Interests on strata/survey-strata plan".

If none show "nil".

3. SUB-LESSOR

State the full name of the Sub-Lessor/Sub-Lessors (Lessee as shown in Lease) and the address/addresses to which future notices can be sent.

4. SUB-LESSEE

State full name of the Sub-Lessee/Sub-Lessees and the address/addresses to which future notices can be sent.

5. TERM OF LEASE

Term of Sub-Lease must be less than Head Lease. Term to be stated in years, months and days or as the case may be and commencement day of Sub-Lease to be shown.

6. State whole or part of land in Head Lease.

7. State amount of yearly rental in figures.

8. State term of payment.

9. Insert any Covenants required.

10. SUB-LESSOR/SUB LESSEE EXECUTION

A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.

EXAMINED

SUB-LEASE

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY

ADDRESS

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____	Received Items
2. _____	Nos.
3. _____	
4. _____	
5. _____	Receiving Clerk
6. _____	

Registered pursuant to the provisions of the *TRANSFER OF LAND ACT1893* as amended on the day and time shown above and particulars entered in the Register.

