

LAND LEASE AGREEMENT

Location: _____ Date: _____

Lessor (Landlord) Information:

Full Name / Entity: _____

ABN/ACN (if applicable): _____

Address: _____

Phone/Email: _____

Lessee (Tenant) Information:

Full Name / Entity: _____

ABN/ACN (if applicable): _____

Address: _____

Phone/Email: _____

Land Description:

Address / Parcel Identification: _____

Lot / Plan / Title Reference: _____

Lease Term and Payment:

Lease Term (e.g. months or years): _____

Commencement Date: _____

Rent Amount (AUD): _____ AUD

Payment Frequency (e.g. monthly, quarterly): _____

Clause 1 – Lease Grant

The Lessor hereby leases to the Lessee, and the Lessee hereby leases from the Lessor, the land described above (the “Premises”) upon the terms and conditions set forth in this Agreement.

Clause 2 – Lease Term

The Lease Term shall commence on the Commencement Date and shall continue for the period specified in this Agreement, subject to earlier termination as provided herein.

Clause 3 – Rent and Payment

Lessee shall pay to Lessor the Rent Amount in Australian Dollars in advance on the first day of each payment period specified. Payment shall be made to the Lessor's nominated bank account or as otherwise agreed.

Clause 4 – Use of Premises

Lessee shall use the Premises solely for lawful purposes consistent with zoning and planning laws applicable in the State or Territory of Australia in which the Premises are located, and not for any illegal or hazardous activity.

Clause 5 – Maintenance and Repairs

Lessee shall maintain the Premises in good order and condition, reasonable wear and tear excepted, and shall promptly repair any damage caused by Lessee's use or neglect. Lessor shall maintain structural elements unless damage is caused by Lessee.

Clause 6 – Compliance with Law

Lessee shall comply with all applicable Australian laws, regulations and bylaws relating to the use and occupation of the Premises, including environmental, health, and safety requirements.

Clause 7 – Insurance

Lessee shall obtain and maintain, at Lessee's cost, public liability insurance and any other insurance reasonably required by Lessor to cover Lessee's use of the Premises. Lessor shall not be responsible for loss or damage to Lessee's property.

Clause 8 – Assignment and Subletting

Lessee shall not assign, sublet or part with possession of the Premises or any part thereof without the prior written consent of Lessor, which shall not be unreasonably withheld.

Clause 9 – Default and Termination

If either party breaches any term of this Agreement and fails to remedy such breach within a reasonable period after written notice, the non-breaching party may terminate this Agreement by written notice.

Clause 10 – Return of Premises

Upon expiration or termination of the Lease, Lessee shall surrender possession of the Premises to Lessor in the same condition as received, reasonable wear and tear excepted.

Clause 11 – Indemnity

Lessee indemnifies and holds harmless Lessor against any claims, damages, losses, or expenses arising out of Lessee's use or occupation of the Premises.

Clause 12 – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State or Territory of Australia in which the Premises are located, without regard to conflict of laws principles.

Clause 13 – Notices

All notices under this Agreement shall be in writing and delivered personally, sent by pre-paid post, or by email to the addresses shown above or such other address as notified in writing.

Clause 14 – Entire Agreement

This Agreement constitutes the entire agreement between the parties concerning the subject matter and supersedes all prior negotiations and understandings.

Clause 15 – Amendments

No modification or amendment to this Agreement shall be effective unless in writing and signed by both parties.

Clause 16 – Severability

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Clause 17 – Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together constitute one instrument.

Clause 18 – Privacy and Personal Information

The parties agree to comply with applicable Australian privacy laws in relation to any personal information exchanged under or in connection with this Agreement.

Clause 19 – Dispute Resolution

The parties shall attempt to resolve any disputes arising under this Agreement through good faith negotiations prior to commencing any legal proceedings.

Clause 20 – Signatures

The parties have executed this Agreement as a deed and agree to be legally bound by its terms.

LESSOR'S SIGNATURE

LESSEE'S SIGNATURE

Signature: _____

Signature: _____

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