

- PREMISES**
1. The Landlord gives the Tenant the right to occupy the premises located at..
  2. 197 GRANGE ROAD AND 1 CRITTENDEN ROAD
  3. FINDON S.A 5023 ADJACENT PROPERTIES

(Premises), including all fixtures and fittings listed in the inventory sheet attached to this Agreement (which inventory shall form an integral part of this Agreement), signed by the Parties as being an accurate account of all fixtures and fittings located in or on the Premises.

- PERMITTED USE OF PREMISES**
4. The Premises shall only be used for the following purpose(s)
  5. AS PER MEMORANDUM OF ARTICLES

**SECURITY DEPOSIT** (Leave blank if there is not going to be a security deposit):  
6. The Tenant must pay a security deposit of \$..... to the Landlord or the Landlord's agent on or before the date of signing this Agreement. The security deposit will be held in a prescribed trust account for that purpose. Unless otherwise agreed between the Parties, the security deposit will accrue interest at the rate of ..... % per annum. All costs and fees relating to the prescribed trust account (if any) shall be at the cost of the Tenant.

- RENT**
7. A MONTHLY..... rental of \$...6,500.00 ..... plus GST, is payable in advance and in equal 12 installments starting on the 1ST day of July 2013 (Rent).  
The Rent must be paid:
    - a) To the Landlord at POB 567 STIRLING S.A 5151 or
    - b) At any other reasonable place the Landlord names in writing; or
    - c) Into the following account COMMONWEALTH BANK ACC NO 065 129 0090 1291
    - d) or any other account nominated by the Landlord.

**TERM**

8. The initial term of this Agreement is 5 YEARS commencing on 1<sup>ST</sup> July 2013..... and ending on 30 June 2018..... (Term).

**OPTION TO RENEW**

9. Subject to the Tenant's compliance with all of the terms and conditions of this Agreement, the Landlord offers the Tenant a renewal for an additional term of 5 YEARS ..... years. In the event that the Tenant does not exercise their option to renew this Agreement in accordance with this provision, the Tenant agrees, at all times, to be bound by all of the remaining terms and conditions of this Agreement.

$$\begin{aligned} \$6500 \times 12 &= \$78000 \text{ annually} \\ \Downarrow \\ & \$1500 / \text{wk} \end{aligned}$$