

STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)

Not for retail premises or other premises where the Commercial Tenancy
(Retail Shops) Agreement Act 1985 applies

Particulars of the Lease

- This document incorporates The Real Estate Institute of Western Australia (Inc.) 2006, General Terms and Conditions of the Lease contained in the document attached.
- Before using this document please read the notes at the front of the Real Estate Institute of Western Australia (Inc.) 2006 General Terms and Conditions of the Lease.

THIS LEASE is made 1/7 2020
for the Premises at UNIT 8, 97 GARLING STREET O'CONNOR 6163

1. **Lessor:**

Full Name: GARLING & NOMINEES
Address: 18 COLDWELLS STREET BICTON 6157
Telephone: Work 0418 700 800 Home
Facsimile Email
ACN/ABN 75 520 544 318 Mobile

2. **Lessee:**

Full Name: WIZARD WA PTY LTD
Address: UNIT 8, 97 GARLING STREET O'CONNOR 6163
Telephone: Work 9237 5060 Home
Facsimile Email admin@wizard.org.au
Full Name:
Address:
Telephone: Work Home
Facsimile Email
(if a corporation) Name:
ACN/ABN 51105 613 885 Mobile
Postal Address: P.O. BOX 586 FREMANTLE 6959
Address of Registered Office:
Telephone Mobile:
Facsimile Email
Contact Name:

3. **Guarantor:**

Full Name: SCOTT JOSEPH HEALY

Address: 15 GLENROY AVENUE GOLDEN BAY 6174

Telephone: Work 9337 5060 Home Mob: 0438 915 483

Facsimile: Email:

Full Name:

Address:

Telephone: Work Home Mob:

Facsimile: Email:

4. **Premises:**

*The Land

*That part of the Land and Building situated at and known as

which is depicted as crosshatched or coloured on the annexed plan (if any).

* Delete the inapplicable

5. **Land:**

Lot 8 on Diagram/Deposited/Plan/Strata Plan 55988 and being the whole of the land in Certificate of Title

Volume 2709 Folio 880

6. **Term:**

24 months/years commencing on the Date of Commencement.

7. **Date of Commencement:**

1/7 2020

8. **Further Terms:**

months/years commencing on.....20

months/years commencing on.....20

9. **Rent:**

From the Date of Commencement until varied the Rent is \$.....per annum, payable by instalments of

\$ 600.00 per month in advance on the first day of each month. (Rent is exclusive of GST, see clause 30)

10. **Rent Review Dates:**

During the Term:

Method..... Review Date Method..... Review Date

Method..... Review Date Method..... Review Date

Method..... Review Date Method..... Review Date

During the Further Term:

Method..... Review Date Method..... Review Date

Method..... Review Date Method..... Review Date

Method..... Review Date Method..... Review Date

Insert A,B,C,D or E for the Method of Rent Review.

11. **Method of Rent Review:**

Subject to clause 18 the Rent applicable from and including each Rent Review Date specified in Item 10 above is calculated by one of the following methods of rent review:

A Market Rent Review on that Rent Review Date

B CPI Rent on that Rent Review Date

C The Rent applicable immediately before that Rent Review Date increased by.....% of that Rent.

D The greater of a Market Rent Review and CPI Rent on that Review Date

E

12. Lessor Chattels:

The Lessor's Chattels included in the Lease are:

13. Rate of Interest:

15% per annum calculated on a daily basis.

14. Painting and decorating intervals:

Within three (3) months before the end of each Term and Further Term granted or at earlier Termination.

15. Public Risk Insurance:

\$20 million unless stated otherwise

16. Nature of Business and Permitted Use:

The Permitted Use of the business is

17. Outgoings Payable by the Lessee:

	THE LESSOR AGREES TO PAY (DENOTE WITH X)	THE LESSEE AGREES TO PAY (DENOTE WITH X)
(a) Water Drainage and Sewerage Rates		X
(b) Local Authority Rates including fire services levy		X
(c) Land Tax and MRIT		
(d) Interest Charges on Outstanding Rates and Taxes		
(e) Water Consumed Beyond Allowance		
(f) Fire Services		
(g) Cleaning, Including Window and Rubbish Removal		
(h) Grounds Repairs and Maintenance		
(i) Building Repairs and Maintenance of a Non-Structural Nature		
(j) Building Insurance		
(k) Plate Glass Insurance		
(l) Public Liability Insurance (to a minimum of \$10 million).		
(m) Property Management Fees		X
(n) Common Area, Lighting and Power		
(o) Security		
(p) Toilet Requisites		
(q) Hot Water Systems Running and Repairs and Maintenance		
(r) Electricity and Gas and Telephone Services Consumed in the leased Premises		
(s) Air-conditioning Running and Repairs and Maintenance		
(t) Escalator & Lift: Running and Repairs and Maintenance		
(u) Strata Company Levy		X
(v) Pest Control		
(w)		
(x)		
(y)		

18. Security Bond: \$.....

19. Special Clauses:

SIGNED BY THE LESSOR OR THE LESSOR'S AGENT

(Individual)

SIGNED by [Signature]
DAVID LETIZIA.
(FULL NAME)

Signature

in the presence of:

[Signature]
Signature of Witness

COACH REBELS
Full name of Witness

106 MONTANA STREET
WHITE CUM VALLEY 6162
Address of Witness

Occupation of Witness

(Corporation)

Full name of Corporation
ACN/ABN

EXECUTED BY THE LESSOR PURSUANT)
TO ITS CONSTITUTION AND THE CORPORATIONS ACT)
)
)
)

Sole / Director

Full Name of Director

SIGNED BY THE LESSOR OR THE LESSOR'S AGENT

(Individual)

SIGNED by
.....
(FULL NAME)

Signature

in the presence of:

.....
Signature of Witness

.....
Full name of Witness

.....
Address of Witness

Occupation of Witness

(Corporation)

Full name of Corporation
ACN/ABN

EXECUTED BY THE LESSOR PURSUANT)
TO ITS CONSTITUTION AND THE CORPORATIONS ACT)
)
)
)

Director / Secretary

Full Name of Director / Secretary

SIGNED BY THE LESSEE

(Individual)

SIGNED by

SA [Signature]
SCOTT JOSEPH HEALY
(FULL NAME)

Signature

in the presence of:

G. Rebelos

Signature of Witness

GOMÉ REBELOS

Full name of Witness

106 MONTANA STREET

WHITE GUM VALLEY 6162

Address of Witness

Occupation of Witness

(Corporation)

Full name of Corporation

ACN/ABN

EXECUTED BY THE LESSEE PURSUANT
TO ITS CONSTITUTION AND THE CORPORATIONS ACT

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)
)
)
)

Sole / Director

Full Name of Director

SIGNED BY THE LESSEE

(Individual)

SIGNED by

(FULL NAME)

Signature

in the presence of:

Signature of Witness

Full name of Witness

Address of Witness

Occupation of Witness

(Corporation)

Full name of Corporation

ACN/ABN

EXECUTED BY THE LESSEE PURSUANT
TO ITS CONSTITUTION AND THE CORPORATIONS ACT

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)

Director / Secretary

Full Name of Director / Secretary

**SIGNED BY THE GUARANTOR
(Individual)**

SIGNED by

.....
Signature

in the presence of:

.....
Signature of Witness

.....
Full name of Witness

.....
Address of Witness

.....
Occupation of Witness

**SIGNED BY THE GUARANTOR
(Individual)**

SIGNED by

.....
Signature

in the presence of:

.....
Signature of Witness

.....
Full name of Witness

.....
Address of Witness

.....
Occupation of Witness

(Corporation)

.....
Full name of Corporation

.....ACN/ABN

EXECUTED BY THE GUARANTOR PURSUANT)
TO ITS CONSTITUTION AND THE CORPORATIONS ACT)
)
)
)

.....
Sole / Director

.....
Full Name of Director

(Corporation)

.....
Full name of Corporation

.....ACN/ABN

EXECUTED BY THE GUARANTOR PURSUANT)
TO ITS CONSTITUTION AND THE CORPORATIONS ACT)
)
)
)

.....
Sole / Director

.....
Full Name of Director

A true copy of this document has been received by each of the signatories hereto - together with a copy of the Real Estate Institute of Western Australia (Inc.) 2006 General Terms and Conditions of the Lease in the attached document.