

STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)

APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA
CORPORATE MEMBERS
FOR USE BY REIMA MEMBERS
000007426589



Realmark

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.) 2017, 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.) 2017 General Terms and Conditions of the Lease.

THIS LEASE is made

15th March

20

21

for the Premises at

2/135 Clayton Street Bellevue

1. Lessor:

Jasash Pty Ltd ATF P&S Jasa SMSF

Full Name:

4 Cupello Drive Swan View W.A 6056

Address:

Work

Home

Telephone:

Home

Facsimile:

Email

ACN/ABN:

19 885 269 210

Mobile

0438 501 220

2. Lessee:

Full Name:

Address:

Telephone:

Work

Home

Facsimile:

Email

Full Name:

Address:

Telephone:

Work

Home

Facsimile:

Email

(if a corporation) Name: Deuterium Pty Ltd

ACN/ABN:

95 094 570 117

Postal Address:

905 Couiston Rd Boya W.A 6056

Address of Registered Office:

Telephone:

Mobile:

Facsimile:

Email

Contact Name:

STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)

3. **Grantor:** Full Name: Address: Telephone: Work Home Mob: Facsimile: Email: Full Name: Address: Telephone: Work Home Mob: Facsimile: Email:

4. **Premises:** *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 on Diagram/Deposited/Plan/Strata Plan and being the whole of the land in Certificate of Title Volume Folio

6. **Term:** months/~~years~~ commencing on the Date of Commencement. ~~2020~~ *PC 1MM*

7. **Date of Commencement:** 20 ~~2020~~ *PC 1MM*

8. **Further terms:** months/Years commencing on 20 ~~2020~~ *PC 1MM*

9. **Rent:** From the Date of Commencement until varied the Rent is \$ per annum, payable by instalments of per month in advance on the first day of each month. (Rent is exclusive of GST, see clause 30)

10. **Rent review dates:**

Method	Review Date	Method	Review Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Method	Review Date	Method	Review Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Method	Review Date	Method	Review Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

During the Term:

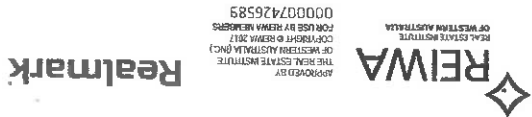
Method	Review Date	Method	Review Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Method	Review Date	Method	Review Date
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Method	Review Date	Method	Review Date
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During the Further Term:

Method	Review Date	Method	Review Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Method	Review Date	Method	Review Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Method	Review Date	Method	Review Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

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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 Lessors Chattels included in the Lease are:

Fully Furnished office, Fridge, Microwave, APC racking, Security cameras, Compressor

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

Camper Hire & Storage

17. Outgoings Payable by the Lessee:

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

18.	Security Bond: \$	500,000
19.	Bank Guarantee amount \$	
20.	Special Clauses:	

STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)



ACCEPTANCE

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)

Jasash Pty Ltd

Full Name of Corporation

19 885 269 210

ACN/ABN

EXECUTED BY THE LESSOR PURSUANT

TO ITS CONSTITUTION AND THE CORPORATIONS ACT

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)
)

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

Print full name of Witness

Address of Witness

Occupation of Witness

(Corporation)

Jasash Pty Ltd

Full Name of Corporation

ACN/ABN

EXECUTED BY THE LESSOR PURSUANT

TO ITS CONSTITUTION AND THE CORPORATIONS ACT

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)

Director / Secretary

Full Name of Director / Secretary

SIGN HERE

Peter Jasionowski

Peter Jasionowski

STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)



Realmark

ACCEPTANCE

SIGNED BY THE GUARANTOR

(Individual)

SIGNED BY

Jamie Stuart Robert Martin

(FULL NAME)

JRM

Signature

In the presence of:

JRM

Signature of Witness

Jamie Martin

Full name of Witness

905 Carleton Road
Bayswater 6056

Address of Witness

Nurse

Occupation of Witness

(Corporation)

DEUTERIUM PTY LTD

Full Name of Corporation

95 094 570 117

ACN/ABN

EXECUTED BY THE GUARANTOR PURSUANT

TO ITS CONSTITUTION AND THE CORPORATIONS ACT

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JRM
Solely Director

JAMIE STUART ROBERT MARTIN

Full Name of Director

SIGNED BY THE GUARANTOR

(Individual)

SIGNED BY

(FULL NAME)

JRM

Signature

In the presence of:

JRM

Signature of Witness

Jamie Martin

Print full name of Witness

905 Carleton Road
Bayswater 6056

Address of Witness

Nurse

Occupation of Witness

(Corporation)

DEUTERIUM PTY LTD

Full Name of Corporation

95 094 570 117

ACN/ABN

EXECUTED BY THE GUARANTOR PURSUANT

TO ITS CONSTITUTION AND THE CORPORATIONS ACT

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JRM
Solely Director

JAMIE STUART ROBERT MARTIN

Full Name of Director / Secretary

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.) 2017 General Terms and Conditions of the Lease in the attached document.

SIGN HERE

The copyright of this lease is the property of the Real Estate Institute of Western Australia (Inc) and neither the form nor any part of it may be used or reproduced by any method whatsoever or incorporated by reference or in any other document without the consent of the Institute. 07/17

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Realmark

ACCEPTANCE

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)

Deuterium Pty Ltd

Full Name of Corporation

95 094 570 117

ACN/ABN

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

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Sole / Director

Full Name of Director

JAMIE STUART ROBERT MARTIN

SIGNED BY THE LESSEE

(Individual)

SIGNED by

(FULL NAME)

Signature

In the presence of:

Signature of Witness

Print full name of Witness

Address of Witness

Occupation of Witness

(Corporation)

Deuterium Pty Ltd

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

SIGN HERE