

COMMERCIAL LEASE

This lease is made on 01 July 2021 at 109 Bobbin Head Road Turramurra 2074 in New South Wales.

Parties

Between: EMMC Super Pty Ltd atf The Sarich Superannuation Fund (Landlord)

109 Bobbin Head Road Turramurra 2074

ABN: 85 328 758 848

emmc@gmx.com

and Urbanesque Planning Pty Ltd (Tenant)

Suite 16/895 Pacific Highway Pymble 2073

ABN: 91 121 122 601

eugene@urbanesque.com.au

GST Registration

The landlord is registered for GST. Yes.

The tenant is registered for GST. Yes.

Premises

The landlord leases the premises known as Suite 16/895 Pacific Highway, Pymble NSW 2073 including all fixtures listed in the inventory which is signed by all parties and attached as part of this lease.

Permitted Use

The Premises shall be used only as office space.

Rent

Except as otherwise provided the rent shall be \$1979.00/month (incl GST) commencing on 01/07/2021 and payable in advance by the tenant on the 1st day of every month to the Landlord at the above address or at any other reasonable place as the Landlord notifies the agent in writing.

Term

The term of the lease shall be 1 year commencing on 01/07/2021 and ending on 30/06/2022.

Option

Subject to clause 26 of this lease the Landlord offers a renewal of this lease for a further term of 1 year and nil months.

Rent Review

Refer to clause 27 of this lease

Holding Over

If, following the Terminating Date, the Tenant remains in occupation of the Premises with prior written consent of the Landlord, this Lease will continue as a periodic lease from month to month at a rent determined in accordance with the rent review method specified in clause 27 or, if no rent review method is specified in clause 27, at a rent to which both parties agree. If no rent review method is specified in clause 27 and the parties are unable to agree on the rent, the rent will be determined in accordance with the rent review method in clause 27B.