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LEASE OF REAL ESTATE

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November 2012 Revision**



- Important Notices To The Person Preparing This Lease -

This lease is in a standard form. You may need to make changes to record the agreement of the landlord, tenant, and any guarantor. You should carefully check the whole document and make appropriate deletions, alterations, and/or additions so it agrees with the instructions you have received. You should note the warranty in clause 21 and record any alterations to the lease conditions in schedule item 22 and not in the lease conditions.

If the lease is one to which the Retail Leases Act 2003 (Vic) applies, the parties should refer to that Act for important rights and obligations that are not set out in this lease.

SCHEDULE

Important Notice To The Person Completing This Schedule

This lease is in a standard form. You may need to make changes to record the agreement of the landlord, tenant and any guarantor. You should carefully check the whole document and make appropriate deletions, alterations and/or additions so it agrees with the instructions you have received. You should note the warranty in clause 21 and record any deletions, alterations and/or additions to the standard lease conditions as additional provisions in item 22 and not in the lease conditions.

Item 1 [1.1]	Landlord: MATTHEW SVEND HANSON Of 82 McKean Street, Fitzroy North, Victoria 3068
Item 2 [1.1]	Tenant: PARIGO PTY LTD Of 1 Rose Avenue, Croydon, Victoria 3136
Item 3 [1.1]	Guarantor: NIL
Item 4 [1.1]	(a) Premises: Unit 2/3 Rose Avenue, Croydon (b) Land: Certificate of Title Volume 9359 Folio 170, 171, 172, 173
Item 5 [1.1]	Landlord's installations: All fixed floor coverings, electric light fittings and window furnishings
Item 6 [1.1]	Rent: \$30,000.00 per annum plus GST commencing on 1 st August, 2017.
Item 7 [1.1]	Tenant's installations:
Item 8 [1.1]	Term of the lease: Five (5) years commencing on 1 July, 2017
Item 9 [2.1.1]	How rent is to be paid: The Tenant shall be entitled to a rent free period of one (1) month from the commencement date of this lease. Thereafter rent shall be paid calendar monthly by monthly instalments of one twelfth (1/12) of the gross rental due in advance on the first day of each and every month during the Term. by direct bank transfer to an account directed by the Landlord, or as the Landlord may otherwise direct.
Item 10 [1.1, 2.1.2, 2.1.5 & 5.4]	Building outgoings which the tenant must pay or reimburse: Premises consist of the entire lettable area of the building 100% of all building outgoings

Item 11 [1.1 & 6.2]	Risks which the insurance policies must cover:
	<ul style="list-style-type: none"> Fire Flood Lightning Storm and tempest Explosion Riots and civil commotion Strikes Malicious damage Earthquake Impact by vehicles Impact by aircraft and articles dropped by them Internal flood water
	and such other risks as the landlord reasonably requires from time to time.
Item 12 [1.1 & 2.3.1]	Amount of public risk insurance cover:
	<p>\$20,000,000.00 or other amount reasonably specified from time to time by the Landlord. The Tenant must provide to the Landlord upon execution of this Lease a Certificate of Currency required.</p>
Item 13 [1.1]	Period of loss of rent and outgoings insurance:
	Not Applicable.
Item 14 [2.1.7]	Interest rate on overdue money:
	2% per annum more than the rate from time to time fixed by the <i>Penalty Interest Rates Act 1983 (Vic)</i> .
Item 15 [2.2.1]	Permitted use:
	Offices, factory and warehouse
[1.14]	Application of Act:
	The Act does apply
Item 16 [2.1.1, 11, 18]	Review date(s):
	Term
	(a) <i>Market review date(s):</i> Not applicable
	(b) <i>CPI review date(s):</i> Not applicable
	(c) <i>Fixed review date(s) and percentage or fixed amount increases:</i> Not applicable
	First Further term:
	(a) <i>Market review date(s):</i> Not applicable
	(b) <i>CPI review date(s):</i> 30 June 2018, 30 June 2019, 30 June 2020, 30 June 2021
	(c) <i>Fixed review date(s) and percentage or fixed amount increases:</i> Not applicable
Item 17 [2.1.1, 11,	Who may initiate reviews:

- 18] *Market review:* Not applicable
CPI review: Review is automatic
Fixed review: Not applicable

Item 18 [12]	Further term(s): Three (3) further terms of five (5) years
Item 19 [12]	Latest date for exercising option for renewal: 1 March, 2022
Item 20 [13]	Security deposit: NIL If the option for a Further Term is exercised by the Tenant the security deposit will be increased in the same proportion as the increase in rent between the commencement of the prior Term and the commencement of the Further Term.
Item 21 [16.1]	The mediation procedure does apply to this lease
Item 22 [20]	Additional provisions: Permits, etc 22.1 The Tenant shall be responsible for obtaining and maintaining all permits, approvals, licences and accreditations required to use the Premises for the Permitted Use. The Tenant must ensure that their business complies with all relevant statutory and health department regulations and requirements at all times. Outgoings 22.2 The Tenant shall be responsible for all charges associated property from 1 st August, 2017 and fall all charges associated with the operation of Tenant's business, including consumable charges such as water, gas, electricity, telephones, insurance for the building. Make Good 22.3 Prior to the Tenant vacating, the Tenant must, upon termination of this lease: (a) remove all its chattels, fixtures, other property and all rubbish from the Premises; (b) restore the Premises to its original condition, unless the Landlord agrees otherwise in writing; (d) reinstate all mechanical, electrical and hydraulic services to the condition that the Premises is in at the time of signing this lease; and (e) leave the Premises clean and tenable. Cleaning 22.4 The Tenant shall be responsible for all cleaning costs for its tenancy area. Signage 22.5 All internal and external signage at the Premises which are visible from street require approval from the Landlord with such approval not being unreasonably

withheld. The Tenant is responsible at, their own cost, to obtain any relevant statutory approvals, if Plate Glass Insurance

- 22.6 The Tenant shall, upon execution of this Lease, provide the Landlord with a Certificate of Currency that outlines that the Tenant has obtained sufficient insurance cover to the full replacement value through breakage or damage for any cause of:
 - (a) all plate and other glass in windows, doors, shopfronts, display cases and other fixed glass in the Premises; and
 - (b) any doors, windows or other frames containing the glass; and
 - (c) within or forming part of the Premises.

Tenant's Fit Out

- 22.7 The Tenant acknowledges that no fit out works shall commence until:
 - (a) written approval is obtained from the Landlord to all fit out plans and specification as provided by the Tenant; and
 - (b) all permits or statutory approval required to lawfully complete the
 - (c) Tenant's fit out are obtained by the Tenant at their sole cost and copies provided to the Landlord or its Agent.
- 22.8 The Tenant acknowledges the Landlord's right to nominate a consultant in approving the Tenants plans and specifications as outlined at clause 22.7(a).
- 22.9 The Tenant agrees that it will pay the reasonable costs of any consultant nominated as outlined at clause 22.8.

Costs

- 22.10 Each party shall be responsible for its own legal costs in relation to the negotiation and preparation of this Lease.

Unwanted Items

- 22.11 The Landlord must remove all unwanted loose items from the Premises within fourteen (14) days of execution of the Lease by the Tenant.

Subject to sale

- 22.12 This lease is contingent on the settlement of the sale of the premises from the Landlord to Gordon Rose Avenue Pty Ltd taking place on 10th July, 2017. In the event that the settlement does not take place on 10th July, 2017 or such other date as is agreed between the Landlord and Gordon Rose Avenue Pty Ltd, this lease will terminate, the Tenant will vacate the premises forthwith and the Landlord will refund any rental that has been paid.

EXECUTED AS A DEED ON

DATE: 29 JUNE 2017

EXECUTION & ATTESTATION

Signed, sealed and delivered by the said
MATTHEW SVEND HANSON
in the presence of:

} 



Witness

JORDAN HEFFERNAN

Print name

3/97 EARL ST KEW 3101

Print usual address

Executed by Parigo Pty Ltd in
accordance with s 127 Corporations Act 2001
by a duly authorised person in the presence of:

)
)
)



Director

TIMOTHY J GORDON

Print name

1 ROYAL AVE PROYCON

Print usual address