



COMMERCIAL LEASE

Suitable for small office buildings, factories and shop premises which are not the subject of the *Retail Leases Act 1994* where the term of the lease (including the period of any option) does not exceed three years.

This Lease is made in duplicate on 15 / 7 / 2019,
at BANKSTOWN NSW 2200 in the State of New South Wales.

PARTIES

Between Karala Pty Ltd ATF The Trustee of the Tonini Super Fund	ABN: 51 497 046 122	Landlord
(Name, address and ABN)		
C/- Level 3, 56 Kitchener Parade, BANKSTOWN NSW 2200		
whose agent is Commercial Property Specialists Pty Ltd ATF McHardy Corporation T/A Commercial Property Group		Agent
(Name, business address and ABN)		
Level 3, 56 Kitchener Parade, BANKSTOWN NSW 2200		
	ABN: 64 172 862 731	
and ARV Car Rentals Pty Ltd	ABN: 27 609 552 454	Tenant
(Name, business address and ABN)		
PO Box 748, CHESTER HILL NSW 2162		
Charbel Tannous of:		Guarantor
(Name, business address and ABN)		
34 Buist Street, YAGOONA NSW 2199		

GST REGISTRATION

The Landlord is registered for GST. Yes No
The Tenant is registered for GST. Yes No

PREMISES

The Landlord leases the premises known as 7/20-22 Stubbs Street, SILVERWATER NSW 2128 (the Premises) 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 Storage of Rental Cars including office.

RENT

Except as otherwise provided the rent shall be \$ 4,491.66 (incl GST)
per Calendar month commencing on 30 / 07 / 2019,
and payable in advance by the Tenant on the First (1st) day of every Calendar Month
to the Landlord / Agent at the above address or at any other reasonable place as the Landlord / Agent notifies in writing.

TERM

The term of the lease shall be Two (2) Years
commencing on 16 / 07 / 2019 and ending on 15 / 07 / 2021.

OPTION

Subject to Clause 29 of this lease the Landlord / Agent offers a renewal of this lease for a further term of One (1) years.

HOLDING OVER

Unless either party gives the other written notice of termination in accordance with Clause 30a, the lease shall continue as a periodic lease from month to month at the same rent or at a rent to which both parties agree.

OUTGOINGS (tick applicable box)

The Tenant's percentage of outgoings to be paid in accordance with Clause 17a is Not Applicable %

OR

The Tenant's percentage of any increases in outgoings to be paid in accordance with Clause 17b is Not Applicable %

BASE YEARS

Municipal Rates: Not Applicable

Water and Sewerage Rates: Not Applicable / Not Applicable

Land Tax: Not Applicable

INSURANCE

The amount of cover for public liability referred to in Clause 15e is \$20,000,000.00 (As per special condition 8)

CONDITIONS

The parties agree to the conditions set out above and on the following pages and also to those conditions implied by Sections 84 and 85 of the *Conveyancing Act 1919*, which are not expressly negated or modified by this lease.

NOTE It is advisable for the Tenant to insure the Tenant's own property