

AGREEMENT FOR LEASE

Between: Sansaa Pty Ltd ATF Joseph Superannuation Fund & Yesar Engineering ABN: 71289658342 "the Parties"

Premises: Unit-1/89, Motivation Drive, Wangara, WA 6065

The Lessor agrees to lease the Premises to the Lessee, and the Lessee agrees to accept a lease of the Premises from the Lessor, on the following terms:-

Lessor:	Joseph Cheedhaparambil, 18 Fourth Ave, Rossmoyne, WA 6148
Lessee:	Remasan Nellikka, 8 Parella Court, Bennett Springs, WA 6063
Guarantors:	N/A
Premises:	Unit-1/89 Motivation Drive, Wangara, WA 6065
Area:	260 SQM area
Term:	1 Years
Options:	1 years
Commencement date:	1 st July 2017
First rent payment due:	1 st July 2017
Rent payment method:	The Rent must be paid: monthly into the following account Bsb : 016363 Account Number : 264823289
Base rent amount at start of Lease:	AUD 2000 + GST
Security deposit:	
Rent review frequency and method:	The rent will be adjusted every anniversary of the commencement of the lease as per CPI
Market Rent Review:	N/A
Outgoings:	Proportion of outgoings to be paid.
Lessee's proportion of outgoings:	Proportion of outgoings: %. The lessee has to pay the electricity and water consumption charges.
Permitted use:	
Payment of rent and charges:	Monthly in advance on the 1 st day of each calendar month.
Other costs payable under the Lease including lease preparation costs, registration fees, stamp duty, etc:	The lessee has to pay the lease agreement charges.

Landlord's or Tenant's Works:	Lessee has to keep the premises clean and tidy all the time. Lessee has to make arrangements to install fire extinguisher.
Special conditions:	The lessee shall be responsible for the public liability and contents Insurance.

The Lease will also contain additional terms, and as far as possible, these will be the same as in the lessor's standard lease, which may be amended as approved by the lessor in order to make them more appropriate for a lease to you. Any amendments will not be unusual or unreasonable.


You agree to sign and return the Lease within 14 days of the Lessor providing you with the Lessor's standard Lease incorporating the agreed terms stated above.

This Agreement is subject to and conditional upon the following occurring by 1st March 2018, after which date either party terminate this Agreement by notice in writing to the other party:-

Dated: 27/06/2017

x. 
Lessor

.....
JOSEPH CHEEDHAPARAMBIL
Name of Lessor

x. 
Lessee

.....
REMASAN NELLIKKA
Name of Lessee

Date: 27/06/2017