

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 L	EASE is made	05th of Nove	ember			20 [19
for the	Premises at	Work space	ce 2, Unit 2, 11 Simper Road, Yangebup WA 61	64			
1.	Lessor:						
	Full Name:	Not Variab	e Pty Ltd				
	Address:	Unit 2, 11 Sin	nper Road, Yangebup WA 6164				
	Telephone:	Work		Home			
	Facsimile			Email	plc66.aus@gmail.c	com	
	ACN/ABN	617 228 4	94	Mobile	0433 697 751		
2.	Lessee:						
	Full Name:	Avocado	Imagery				
	Address:	Unit 10b, 1	6 Milford St East Victoria Park				
	Telephone:	Work	0413 971 988	Home			
	Facsimile	,		Email	mark.vaningen@	gma	il.com
	Full Name:						
	Address:						
	Telephone:	Work		Home			
	Facsimile			Email			
	(if a corporati	on) Name:					
	ACN/ABN [
	Postal Addres	SS:					
	Address of Re	egistered Office	2:				
	Telephone [Mobile:			
	Facsimile [Email			
	Contact Name	2:					



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3.	Guarantor:											
	Full Name:	Mark Jozef vai	n Ingen									
	Address:	33 River bank I	Drive Gosnells									
	Telephone:	Work 0413 971	988	Home				Mob:				
	Facsimile:					Е	mail: mark.v	aningei	n@gm	ail.com		
	Full Name:											
	Address:											
	Telephone:	Work		Home				Mob: [
	Facsimile:					E	mail:					
4.	Premises:											
	*T he Land											
	*That part of	the Land and Build	ing situated at and kno	own as								
	Work spa	ace 2, Unit 2, 11	Simper Road, Ya	angebup	WA 6164							
			d or coloured on the ar	nnexed plar	n (if any).							
	* Delete the i	napplicable										
5.	Land:											
	Lot 2		ram/Deposited/Plan/S	Strata Plan	S073526		and l	peing the	e whole	of the lar	nd in Certi	ficate of Title
	Volume 2914	4 Folio	500									
6.	Term:											
	12	months/ ye	ars commencing on th	e Date of C	ommencement							
7.	Date of Com	mencement:										
	05th Novemb	er	20 19									
8.	Further tern	ns:										
	12	months/ ye	ears commencing on	0	5/05				20	20		
	12	months/ye	ears commencing on		05/05				20	21		
9.	Rent:											
	From the Date	of Commencemen	t until varied the Rent	is \$ 5,7	96.60		per	annum,	payabl	e by instalr	ments of	
	\$ 483.05		per month in	n advance (on the first day	of each mo	onth. (Rent is e	exclusive	of GS	Γ, see claus	se 30)	
10.	Rent review	dates:		Di	uring the Term	1:						
	Method D	Review Date	05/05/2020		Method		Review Date	9				
	Method D	Review Date	05/11/2020		Method		Review Date	9				
	Method	Review Date	9		Method		Review Date	9				
				During	g the Further T	erm:						
	Method D	Review Date	05/05/2021		Method		Review Date	9				
	Method D	Review Date	05/11/2021		Method		Review Date	9				
	Method D	Review Date	05/05/2022		Method		Review Date	2				
						In	sert A,B,C,D	or E fo	or the	Method o	of Rent R	leview.



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	Method of Rent Review:		
	Subject to clause 18 the Rent applicable from and including each Rent Review Date specified in Item 10 about methods of rent review:	ove is calculated by one o	f the following
	A Market Rent Review on that Rent Review Date		
	B CPI Rent on that Rent Review Date		
	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		
	Lessor Chattels: The Lessors Chattels included in the Lease are:		
	Light fittings and 1 remote, accordion doors with lock and 2 keys, 2 entry tags		
	Rate of Interest:		
	15% per annum calculated on a daily basis.		
	Painting and decorating intervals:		
	Within three $\langle 3 \rangle$ months before the end of each Term and Further Term granted or at earlier Termination.		
	Public Risk Insurance:		
	\$20 million unless stated otherwise		
	Nature of Business and Permitted use: The Permitted Use of the business is		
	Outgoings Payable by the Lessee:		
	outsomes rayable by the Lessee.	THE LESSOR	THE LESSEE
		AGREES TO PAY	AGREES TO PAY
_	Water Drainage and Sewerage Rates	(DENOTE WITH X)	(DENOTE WITH X)
	Local Authority Rates including fire services levy		x
	Land Tax and MRIT		x
	Interest Charges on Outstanding Rates and Taxes		x
	Water Consumed Beyond Allowance		x
	Fire Services		x
	Cleaning, Including Window and Rubbish Removal		х
	Grounds Repairs and Maintenance		x
	Building Repairs and Maintenance of a Non-Structural Nature		x
	Building Insurance		x
	Plate Glass Insurance		x
	Public Liability Insurance (to a minimum of \$10 million).		х
	Property Management Fees		х
	Common Area, Lighting and Power		х
	Security		x
	Toilet Requisites		x
	Hot Water Systems Running and Repairs and Maintenance		x
_	Electricity and Gas and Telephone Services Consumed in the leased Premises		X
	Air-conditioning Running and Repairs and Maintenance Escalator & Lift: Running and Repairs and Maintenance		x
	Strata Company Levy		x
	Pest Control		x
_	1 est control		x
_			
_			
	Security Bond. \$ 483.05		
	Security bond.		
	Rank Suprantas amount S N/A		
	Bank Guarantee amount 9		
	Bank Guarantee amount \$ N/A Special Clauses:		
	Special Clauses:		
	Special Clauses:		



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ACCEPTANCE

SIGNED BY THE LESSOR OR THE LESSOR'S AGEN	JT	SIGNED BY THE LESSOR OR THE LESSOR'S AGENT
(individual)	*1	(individual)
SIGNED by Please - Cours CONSTA	tus	SIGNED by
	FULL NAME)	(FULL NAME)
Y	Signature	Signature
in the presence of:		in the presence of:
Signatur	re of Witness	Signature of Witness
Virginie Helane	e of Witness	Print full name of Witness
e 14 sparrow Way		
	s of Witness	Address of Witness
Real Estate Sales Rep.		
Occupatio	n of Witness	Occupation of Witness
(Corporation)		(Corporation)
Not Variable Pty Ltd		(estipotation,
Full Name of	Corporation	Full Name of Corporation
617 228 494	ACN/ABN	ACN/ABN
EXECUTED BY THE LESSOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT)	EXECUTED BY THE LESSOR PURSUANT) TO ITS CONSTITUTION AND THE CORPORATIONS ACT)
))
))
So	ale / Director	Director / Secretary
Pierre-Louis Francois Constant		
Full Name	e of Director	Full Name of Director / Secretary

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ACCEPTANCE	
SIGNED BY THE LESSEE	SIGNED BY THE LESSEE
(individual)	(individual)
SIGNED by	SIGNED by
Mark jozel van Ingen	
(FULL NAME)	(FULL NAME)
200	
Signature	Signature
in the presence of:	in the presence of:
Signature of Witness	Signature of Witness
Virginie Delane Full name of Witness	Print full name of Witness
14 Sparrow Way	
Spearwood	
Roal FS kate Soles Rep.	Address of Witness
Roal Estate Soles Rep- Occupation of Witness	Occupation of Witness
(Corporation)	(Corporation)
Avocado Imagery Full Name of Corporation	Full Name of Corporation
42 597 682 080 ACNIARN	ruii Nanie of Corporation
42 597 662 060 ACN/ABN	ACN/ABN
EXECUTED BY THE LESSEE PURSUANT)	EXECUTED BY THE LESSEE PURSUANT)
TO ITS CONSTITUTION AND THE CORPORATIONS ACT)	TO ITS CONSTITUTION AND THE CORPORATIONS ACT)
)	,
))
Mark Josef van loss	
Sole / Director	Director / Secretary
Mark Jozef van haen	
Full Name of Director	Full Name of Director / Secretary

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SIGNED BY THE GUARANTOR	SIGNED BY THE GUARANTOR
(individual)	(individual)
SIGNED by	SIGNED by
Mark Jozef van Ingen	
(FULL NA	AME) (FULL NAM
The S	
Signa	sture Signatu
in the presence of:	in the presence of:
Virginie Delame	
Signature of Wit	ness Signature of Witne
Full name of With	ness Print full name of Witnes
14 Sparray Way Spearwood	
Address of Witi	ness Address of Witnes
Real Estate Soles Rep.	
Occupation of Witi	
occupation of with	ness Occupation of Witnes
	ness Occupation of Witnes
(Corporation)	Occupation of Witnes (Corporation)
Corporation)	(Corporation)
	(Corporation)
Corporation)	(Corporation) tion Full Name of Corporation
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(Corporation) Full Name of Corporation	(Corporation) tion Full Name of Corporation ACN/ABN
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EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT	(Corporation) tion Full Name of Corporation ABN ACN/ABN 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.

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