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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.

IS LE	ASE is made	16th of Aug	ust		20 19			
the F	remises at	Work spa	ace 1, Unit 2, 11 Simper Road, Ya	ngebup WA 6164				
	Lessor:							
	Full Name:	Not Variab	ole Pty Ltd					
	Address:	Unit 2, 11 Si	mper Road, Yangebup WA 6164					
	Telephone:	Work		Home				
	Facsimile			Email	plc66.aus@gmail.com			
	ACN/ABN	617 228	494	Mobile	0433 697 751			
	Lessee:							
	Full Name:	Busy B business Services Pty Ltd						
	Address:	211 Went	worth Parade, Success, WA 6164					
	Telephone:	Work	0467 098 298	Home				
	Facsimile			Email	admin@busy-b.com.au			
	Full Name:							
	Address:							
	Telephone:	Work		Home				
	Facsimile			Email				
	(if a corporati	orporation) Name:						
	ACN/ABN							
	Postal Addres	55:						
	Address of Re	s of Registered Office:						
	Telephone [· ·	Mobile	:			
	Facsimile [Email				
	Contact Name	2:						



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00005879194

	or:	
Full Name:	Moya Eileen Lynn	
Address:	211 Wentworth Parade, Success, WA 6164	
Telephone	e: Work 0467 098 298 Home	Mob:
Facsimile:		Email: admin@busy-b.com.au
Full Name:	:	
Address:		
Telephone	:: Work Home	Mob:
Facsimile:		Email:
Premises	5:	
*T he Land	-	
*That part	of the Land and Building situated at and known as	
Work s	space 1, Unit 2, 11 Simper Road, Yangebup WA 6	3164
	epicted as crosshatched or coloured on the annexed plan (if an	у).
	ne inapplicable	
Land:	000	70500
Lot 2	on biogramy beposited in land strata in land	73526 and being the whole of the land in Certificate of Ti
Volume 29	914 Folio 500	
Term:		
12	months/ years commencing on the Date of Comme	encement.
Date of C	ommencement:	
16/08	20 19	
Further to	erms:	
12	months/ years commencing on 16/08	20 20
12		
12	months/y ear s commencing on 16/08	8 20 21
		20 21
12 Rent:	months/years commencing on 16/08	
Rent:	months/years commencing on 16/08 Date of Commencement until varied the Rent is \$ 5,796.00	per annum, payable by instalments of
Rent: From the D \$ 483.0	months/years commencing on 16/08 Date of Commencement until varied the Rent is \$ 5,796.00 per month in advance on the	
Rent: From the D \$ 483.0	months/years commencing on 16/08 Date of Commencement until varied the Rent is \$ 5,796.00 per month in advance on the ew dates:	per annum, payable by instalments of
Rent: From the D \$ 483.0	months/years commencing on 16/08 Date of Commencement until varied the Rent is \$ 5,796.00 per month in advance on the lew dates: During to	per annum, payable by instalments of first day of each month. (Rent is exclusive of GST, see clause 30)
Rent: From the D \$ 483.0	months/years commencing on 16/08 Date of Commencement until varied the Rent is \$ 5,796.00 per month in advance on the ew dates: During to the property of t	per annum, payable by instalments of first day of each month. (Rent is exclusive of GST, see clause 30)
Rent: From the D \$ 483.0 Rent review	months/years commencing on 16/08 Date of Commencement until varied the Rent is \$ 5,796.00 per month in advance on the ew dates: During to the period of t	per annum, payable by instalments of first day of each month. (Rent is exclusive of GST, see clause 30) the Term: Method Review Date
Rent: From the D \$ 483.0 Rent revio	months/years commencing on 16/08 Date of Commencement until varied the Rent is \$ 5,796.00 per month in advance on the ew dates: During to the period of t	per annum, payable by instalments of first day of each month. (Rent is exclusive of GST, see clause 30) the Term: Method Review Date Method Review Date Method Review Date
Rent: From the D \$ 483.0 Rent revio	months/years commencing on 16/08 Date of Commencement until varied the Rent is \$ 5,796.00 per month in advance on the lew dates: During to Review Date 01/02/2020 Review Date 01/08/2020 Review Date During the Rent is \$ 5,796.00	per annum, payable by instalments of first day of each month. (Rent is exclusive of GST, see clause 30) the Term: Method Review Date Method Review Date Method Review Date Further Term:
Rent: From the D \$ 483.0 Rent revio	months/years commencing on 16/08 Date of Commencement until varied the Rent is \$ 5,796.00 per month in advance on the ew dates: During to Review Date 01/02/2020 Review Date 01/08/2020 Review Date During the Review Date 01/02/2021	per annum, payable by instalments of first day of each month. (Rent is exclusive of GST, see clause 30) the Term: Method Review Date Method Review Date Method Review Date

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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 abo	ve is calculated by one o	f the following
	methods of rent review:		· the renerting
	A Market Rent Review on that Rent Review Date		
	B CPI Rent on that Rent Review Date C The Rent applicable immediately before that Rent Review Date increased by	of that Doot	
	D The greater of a Market Review and CPI Rent on that Review Date	of that Rent.	
	E		
	Lessor Chattels:		
	The Lessors Chattels included in the Lease are:		
	Light fittings and 1 remote, accordion doors with lock and 2 keys		
	Rate of Interest:		
	15% per annum calculated on a daily basis.		
	Painting and decorating intervals:		
	Within three (3) 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		
	Storage & Accounting - Craft-		
	Outgoings Payable by the Lessee:		
		THE LESSOR AGREES TO PAY (DENOTE WITH X)	THE LESSEE AGREES TO PAY (DENOTE WITH X
	Water Drainage and Sewerage Rates	(BENOTE WITH X)	X
	Local Authority Rates including fire services levy		x
	Land Tax and MRIT		х
	Interest Charges on Outstanding Rates and Taxes		х
	Water Consumed Beyond Allowance		х
	Fire Services		х
	Cleaning, Including Window and Rubbish Removal		х
	Grounds Repairs and Maintenance		х
	Building Repairs and Maintenance of a Non-Structural Nature		x
	Building Insurance		х
	Plate Glass Insurance		х
	Public Liability Insurance (to a minimum of \$10 million).		х
	Property Management Fees		х
	Common Area, Lighting and Power		х
	Security		х
	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		x
_	Escalator & Lift: Running and Repairs and Maintenance		
	Strata Company Levy		х
_	Pest Control		х /
_			х
_			-
	Security Bond: \$ 483.00		
	,		
	Bank Guarantee amount \$ N/A		

STANDARD COMMERCIAL/INDUSTRIAL



PROPERTY LEASE (PART B) *ACCEPTANCE* SIGNED BY THE LESSOR OR THE LESSOR'S AGENT SIGNED BY THE LESSOR OR THE LESSOR'S AGENT (individual) (individual) SIGNED by SIGNED by (FULL NAME) (FULL NAME) Signature Signature in the presence of: in the presence of: Signature of Witness Signature of Witness Full name of Witness Print full name of Witness Address of Witness Address of Witness Occupation of Witness Occupation of Witness (Corporation) (Corporation) Not Variable Pty Ltd Full Name of Corporation Full Name of Corporation 617 228 494 ACN/ABN ACN/ABN **EXECUTED BY THE LESSOR PURSUANT EXECUTED BY THE LESSOR PURSUANT** TO ITS CONSTITUTION AND THE CORPORATIONS ACT TO ITS CONSTITUTION AND THE CORPORATIONS ACT Sole / Director Director / Secretary Pierre-Louis Francois Constant Full Name of Director Full Name of Director / Secretary



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OCCUPIED TO THE STATE OF THE STATE

SIGNED BY THE LESSEE	SIGNED BY THE LESSEE
(individual)	(individual)
SIGNED by	SIGNED by
(FULL NAME)	(FULL NAM
Signature	Signatu
n the presence of:	in the presence of:
Signature of Witness	Signature of Witne
Full name of Witness	Print full name of Witne
, unitable of Witness	Time variable of write.
Address of Witness	Address of Witnes
Occupation of Witness	Occupation of Witne
Corporation) Busy B Business Services Pty Ltd Full Name of Corporation	(Corporation) Full Name of Corporation
77 614 822 954 ACN/ABN	ACN/ABI
XECUTED BY THE LESSEE PURSUANT)	EXECUTED BY THE LESSEE PURSUANT
O ITS CONSTITUTION AND THE CORPORATIONS ACT)	TO ITS CONSTITUTION AND THE CORPORATIONS ACT
)	
)	
MOIN EILEEN LYNN	
MOIN EILEEN LYNN Sole / Director	Director / Secretary
	Director / Secretary



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OF OR OTHER STORY
OF THE STORY
OF

SIGNED BY THE GUARANTOR	SIGNED BY THE GUARANTOR		
(individual)	(individual)		
SIGNED by	SIGNED by		
Moya Eileen Lynn			
(FULL NAME)	(FULL NAM		
mes			
Signature	Signatu		
in the presence of:	in the presence of:		
To Toxos / freez			
Signature of Witness	Signature of Witne		
TED TAYLOR			
Full name of Witness	Print full name of Witne		
UNIT 3B 36 PORT Kembar Deive			
BIBRA LAKE WA 6164			
Address of Witness	Address of Witne		
ACCED NTANT	Occupation of Witnes		
occupation of Thiness	occupation of William		
(5)	/= \		
Corporation)	(Corporation)		
Full Name of Corporation	(Corporation) Full Name of Corporation		
Full Name of Corporation ACN/ABN	Full Name of Corporatio		
	Full Name of Corporatio ACN/ABI		
Full Name of Corporation ACN/ABN EXECUTED BY THE GUARANTOR PURSUANT)	Full Name of Corporatio ACN/AB EXECUTED BY THE GUARANTOR PURSUANT		
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Full Name of Corporation ACN/ABN EXECUTED BY THE GUARANTOR PURSUANT)	Full Name of Corporatio ACN/ABI EXECUTED BY THE GUARANTOR PURSUANT		
Full Name of Corporation ACN/ABN EXECUTED BY THE GUARANTOR PURSUANT)	Full Name of Corporatio ACN/AB EXECUTED BY THE GUARANTOR PURSUANT		
Full Name of Corporation ACN/ABN XECUTED BY THE GUARANTOR PURSUANT O ITS CONSTITUTION AND THE CORPORATIONS ACT)))	Full Name of Corporation ACN/AB EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT		

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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