





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.

LE	ASE is made		9th JUNE	20 18					
he	Premises at	8/640 Beeliar Drive, Success	WA 6164						
	Lessor:								
	Full Name:	Bowman Future Fund Pty Ltd	ATF Bowman Superannuation Fund						
				*					
	Address:		e, Cockburn Central WA 6164						
	Telephone:	Work 08 9414 9055	Ноп						
	Facsimile	08 9414 9066	Ema						
	ACN/ABN	74 754 614 944	Mob	0438884863					
	Lessee:								
	Full Name:								
	Address:								
	Telephone:	Work	Horr	е					
	Facsimile		Ema	11					
	Full Name:								
	Address:								
	Telephone:	Work	Horr	e					
	Facsimile		Ema	ii [
	(if a corporat	ration) Narne: Black Bunny Pty Ltd							
	ACN/ABN	616 391 096 / 73 616 391 096							
Postal Addr		91 Delaronde Drive, Success WA 6164							
	Address of R	egistered Office: 91 Delaronde	Drive, Success WA 6164						
	Telephone		Mob	ile: 0423 636 456					
	Facsimile		· Ema	il info@successtherapy.com.au					
	Contact Nam	ne: Matthew & Sarah Hellyer							



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		Matthe	ew Robert H	ellyer								
F	Full Name:											
ı	Address:	91 De	laronde Driv	e, Success V	WA 6164							
-	Telephone:	Work			Н	lome		Mot	0422	814 8	369	
i	Facsimile:		-				Email:	matthellyer	liveshe	re@gn	nail.com	n
I	Full Name:	Sarah	Patricia Hell	lyer								
I	Address:	91 De	aronde Driv	e, Success V	WA 6164							
	Telephone:	Work			Н	lome		Mot	o: 0423	3 636 4	56	
1	Facsimile:						Email:	info@succe	essther	apy.co	m.au	
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11.	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: A Market Rent Review on that Rent Review Date	ove is calculated by one o	f the following
	B CPI Rent on that Rent Review Date		
	C 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 Year 2 - 11.5%, Year 3 - 10.5%, Year 5 - 3.5%		
12.	Lessor Chattels: The Lessors Chattels included in the Lease are:		
	The Lesson's Charters included in the Lease are.		
13.	Rate of Interest:		
	15% per annum calculated on a daily basis.		
14.	Painting and decorating intervals:		
411	Within three (3) months before the end of each Term and Further Term granted or at earlier Termination.		
15.	Public Risk Insurance: \$20 million unless stated otherwise		
40	·		
16.	Nature of Business and Permitted use: The Permitted Use of the business is		
	Consulting Rooms		
17.	Outgoings Payable by the Lessee:	THE LESSOR	THE LESSEE
		AGREES TO PAY	AGREES TO PAY
/ >	W. D. Company	(DENOTE WITH X)	(DENOTE WITH X)
(a)	Water Drainage and Sewerage Rates Local Authority Rates including fire services levy		X
(b) (c)	Land Tax and MRIT		X
(d)	Interest Charges on Outstanding Rates and Taxes		X
(e)	Water Consumed Beyond Allowance		Х
(f)	Fire Services		X
(g)	Cleaning, Including Window and Rubbish Removal		Х
(h)	Grounds Repairs and Maintenance		X
(i)	Building Repairs and Maintenance of a Non-Structural Nature		X
(j)	Building Insurance		X
(k)	Plate Glass Insurance		X
(1)	Public Liability Insurance (to a minimum of \$10 million).		X
(m) (n)	Property Management Fees Common Area, Lighting and Power		X
(0)	Security		X
(p)	Toilet Requisites		X
(q)	Hot Water Systems Running and Repairs and Maintenance		X
(r)	Electricity and Gas and Telephone Services Consumed in the leased Premises		X
(s)	Air-conditioning Running and Repairs and Maintenance		X
(t)	Escalator & Lift: Running and Repairs and Maintenance		
(u)	Strata Company Levy		X
(v)	Pest Control		X
(w) (x)			
(y)			
(4)			
18.	Security Bond: \$ 2,833.33		
19.	Bank Guarantee amount \$		
20.	Special Clauses:		
1. Th	ne Lessee shall be permitted to fit-out partitioned office spaces with non permanent full height reprovements to the property, partitions etc. are to be approved by the City of Cockburn. The L	partitioning and glass	on to request the
Le	essee to return the Premises to the original condition on termination of the Lease.	essor retains the opti	on to request the
2. Se	se Attached Appendix of proposed Office fit-out, forms part of this Lease. He Lessee shall be able to Sub-Lease office space in accordance with condition 23.4 of PART	A of the lease	
4. Th	ne lease shall incorporate Reception Counter, two Desks and one Storage/Stationary Case as	inspected.	
5. Tr	ne Lease shall incorporate all Ethernet Cabling, Server Box and Patch Panel as inspected.	-	







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) Bowman Future Fund P/L ATF Bowman Superannuation Fund Bowman Future Fund P/L ATF Bowman Superannuation Fund Full Name of Corporation Full Name of Corporation 74 754 614 944 74 754 614 944 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 Full Name of Director Full Name of Director / Secretary







SIGNED BY THE LESSEE	SIGNED BY THE LESSEE
(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)
(Corporation) Black Bunny Pty Ltd	(Corporation) Black Bunny Pty Ltd
Black Bunny Pty Ltd	Black Bunny Pty Ltd Full Name of Corporation
### Black Bunny Pty Ltd Full Name of Corporation	Black Bunny Pty Ltd Full Name of Corporation
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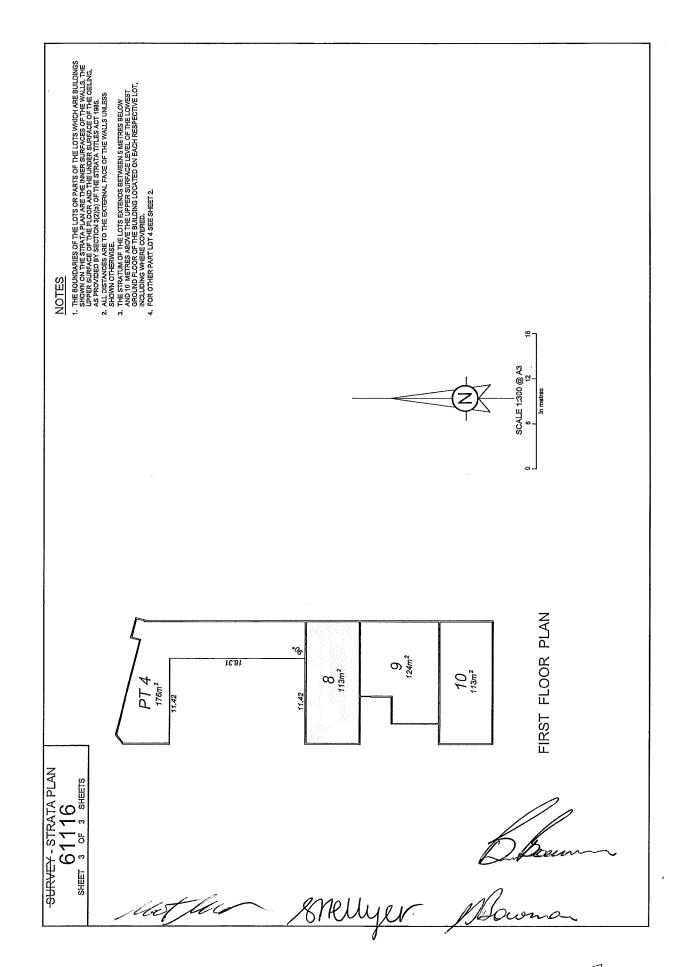


SIGNED BY THE GUARANTOR	SIGNED BY THE GUARANTOR
(individual)	(individual)
SIGNED by	SIGNED by
Matthew Robert Hellyer	Sarah Patricia Hellyer
(FULL NAME)	(FULL NAM
Most Mey	Stellyer
Signature	O Signatu
n the presence of:	in the presence of:
hours hopewic	Mous Mokeouic
Signature of Witness	Signature of Witne
IVAN A MARKOUIC	IVANA MARKOVIC
Full name of Witness	Print full name of Witne
93 DELARON DE DRIVE	43 PELALONDE DRIVE
6164, SUCCESS	G164 , SUCCESS
Address of Witness	Address of Witne
SALA ASSISTANT Occupation of Witness	SALE AS SO SANT Occupation of Witne
(Corporation) Full Name of Corporation	(Corporation) Full Name of Corporation
ACN/ABN	ACN/AB
EXECUTED BY THE GUARANTOR PURSUANT)	EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT
TO ITS CONSTITUTION AND THE CORPORATIONS ACT))))	
)))))	
Sole / Director	Director / Secreta

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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Appendix

Lessor:

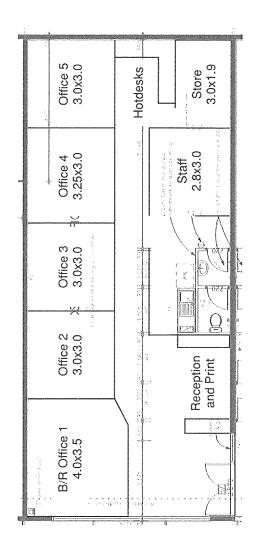
Bowman Future Fund Pty Ltd ATF Bowman Superannuation Fund

Lessee:

Black Bunny Pty Ltd

Property:

8/640 Beeliar Drive, Success



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