

SHORT FORM OF LEASE AGREEMENT

LEASE AGREEMENT, made between **Di Genni Super Fund** and **Accapella Bridal Pty Ltd**. For good consideration it is agreed between the parties as follows:

1. Landlord hereby leases and rents to Tenant the premises describes as follows:

Shop 5, 36-42 Auburn St, Wollongong NSW 2500

2. This Lease shall be in effect for a term of 2 years, commencing on 10/11/2022 and terminating on 09/11/2024

3. Tenant shall pay Landlord the weekly rent of

- \$660 (including GST) from 03/11/2022 to 02/11/2023 and
- \$693 (including GST) from 03/11/2023 to 02/11/2024.

4. Tenant shall at its own expense provide the following utilities:

- Electricity
- Telephone
- Insurances

Landlord shall at its own expense provide the following utilities:

- Rates
- Strata
- Water

5. Tenant further agrees that:

a] Upon the expiration of the lease it will return possession of the leased premises in its present condition, reasonable wear and tear, and fire casualty excepted. Tenant shall commit no waste to the leased premises.

b] It shall not assign or sub-let or allow any other person to occupy the leased premises without Landlord's prior consent.

c] It shall not make any material or structural alterations to the leased premises without Landlord's prior written consent.

d] It shall comply with all building, zoning and health codes and other applicable laws for said leased premises.

e] It shall not conduct a business deemed extra hazardous, a nuisance or requiring an increase fire insurance premium.

f] In the event of any breach of the payment of rent or any other allowed charge, or other breach of this lease, Landlord shall have full rights to terminate this Lease in accordance with state law and re-enter and claim possession of the leased premises, in addition to such other remedies available to Landlord arising from said breach.

6. This lease shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

Signed this 21st day of September, 2022.

A handwritten signature in black ink, appearing to be "D. J. Smith", written over a horizontal line.

Landlord

A handwritten signature in black ink, appearing to be "C. J. Smith", written over a horizontal line.

Tenant