

Simple Commercial Lease Agreement

This Commercial Lease Agreement is made between Landlord & Tenants

This Agreement is made on the: Day 01 Month 07 Year 2022 Time :

Signed at Location 38 Derby Street Kingswood 2747 Between

Landlord's Belinda Hill Super Fund ABN
Address 38 Derby Street Kingswood NSW 2747
Mobile 0414229135 email belindahill11@hotmail.com
Care of Agent Yes ☒ No Name of Agent No Agent Management

Tenants Belinda Hill Enterprises Trust
Company Name Belinda Hill Ent Pty Ltd ABN 87 105520519
Residential Address 35 The Chase, Valley Heights NSW 2777
Business Address 38 Derby St, Kingswood NSW 2747
Phone 0247368151 Mobile 0414229135 email belindahill11@hotmail.com

The Landlord hereby agrees to rent the Premises to Tenant and the Tenant hereby agrees to rent the Premises from the Landlord.

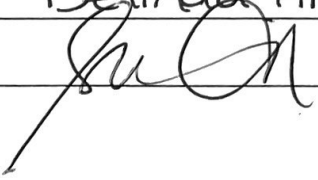
SIGNED BY LANDLORD / AGENT ON BEHALF OF THE LANDLORD

Landlord / Agent Name: Belinda Hill

Landlord / Agent Signature:  Date 1/7/2022

SIGNED BY TENANT

Tenant Name: Belinda Hill

Tenant Signature:  Date: 1/7/2022

TERM OF AGREEMENT

The Landlord makes available for lease the Building or part of designated as the Premises, described as follows:

Premises Address 38 Derby Street, Kingswood 2747
Description: The entire premises including consultancy, Reception area, Kitchen / Lunchroom and staff facilities. The tenants have exclusive rights to the car parking area and driveway access.

1. TERM:

The initial lease term shall begin on 1st July 2022 and end on 30th June 2023 for a total period of 12 months.

The Tenant shall have the right or option to renew the Lease for an extended term of 12 months providing rent is paid up to date and there are no breaches of the lease conditions committed.

If the Tenant chooses to extend the Lease, he/she should give a written notice to the Landlord 7 days before the initial Lease term expires. If the Lease is renewed, it shall bear the same terms, conditions and provisions contained in this commercial lease agreement.

2. RENT:

For the initial Lease term, the Tenant agrees to pay the Landlord

\$ 2959 ^{week} per ~~month~~ as rent on or before the 30th day of each month.

For the renewed Lease term, if any, the Tenant agrees to pay the Landlord

\$ 2959 ^{week} per ~~month~~ as rent on or before the 30th day of each month.

If rent due is not paid on or before the 30th day of the ~~month~~ ^{week}, Tenant agrees to pay a late charge of \$ NIL plus an additional late charge of \$ NIL per day until the rent is paid in full.

3. SECURITY DEPOSIT:

The Tenant shall deposit an amount of \$ NIL to be held by the Landlord as security deposit. The Landlord shall have the right to make deductions from the security deposit for the default of rent payment and to make good on any Lease term default by the Tenant.

4. PROHIBITED USES:

The Tenant shall not use the Premises for storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, device or item.

5. SUBLET AND ASSIGNMENT:

The Tenant shall have the right without the Landlord's consent, to assign this Lease to a business with which the Tenant may merge or consolidate, to any subsidiary of the Tenant, to any corporation under common control with the Tenant, or to a purchaser of substantially all the Tenant's assets. Except as set forth above, the Tenant may not sublet this Property or assign this Lease to any other persons without the written consent of the Landlord.

6. REPAIRS AND MAINTENANCE:

The Landlord agrees make all necessary repairs to the Premises at his/her expense during the Lease term. This includes repairing all defects and faults at any part of the Premises due to prior damage or tear and wear.

7. ALTERATIONS:

The Tenant shall have the right to redecorate, remodel, improve and replace to any or all parts of the Premises during the Lease term with Landlords consent, if the such alterations shall neither impair the structural soundness or diminish the value of the Premises. No structural alterations or additions is to be made to the Premises without the Landlord's consent.

8. SIGNS:

The Tenant shall have the right to place and replace any signs at any part of the Premises at his/her own expense, if the Tenant removes all such signs upon the termination of this Lease and repairs all damages resulting from the removal of signs.

9. RIGHT TO ENTER PREMISES:

The Landlord shall have the right to enter the Premises at reasonable hours to inspect the Premises, if the Landlord does not unreasonably impair the Tenant's business on the Premises.

10. PARKING:

The Tenant shall have the non-exclusive use of parking space in common with the Landlord, other tenants of the Building, their guests and invitees during the Lease term. The Tenant shall have the use of non-reserved common parking areas, driveways and footways, subject to the rules and regulations as prescribed from time to time by the Landlord. The Landlord reserves the right to designate parking areas for the Tenant and his/her agents and employees. The Tenant shall provide the Landlord with a list of all license numbers for cars owned by the Tenant's, his/her agents and employees.

11. UTILITIES:

The Tenant shall pay all utility charges for electricity, water, gas, sanitation, waste disposal and other services to be used by the Tenant on the Premises.

12. PROPERTY TAXES:

The Landlord shall pay all general real estate taxes and installments of special assessments coming due on the Premises during the Lease term, and all personal property taxes on the Landlord's personal property at the Premises.

The Tenant shall pay all personal property taxes on his/her personal property at the Premises.

13. INSURANCE:

If the Premises is damaged by fire or other casualty due to an act of negligence by the Tenant or his/her agents, employees or invitees, rent shall not be diminished or disrupted while such damage is under repair. The Tenant shall also be responsible for any repair cost not covered by insurance. The Landlord shall maintain fire and extended insurance coverage on the Premises and Building. The Tenant shall be responsible for fire and extended insurance coverage on all his/her personal property in the Premises.

14. DAMAGE OR DESTRUCTION:

If an act of God or other casualty renders the Premises unusable for the Tenant's purposes, the Tenant shall have the right to terminate this Lease within 7 days of such damage. Rent payments shall be prorated as of the date of Lease termination.

15. DEFAULT:

The Tenant will be in default of this commercial lease agreement if he/she ~~1. fails to pay the full rent when due on at least _____ occasions or~~ 2. fails to fulfill any term or condition of this Lease and such default continues for 120 days after the Landlord has given notice of it to the Tenant or ~~3. causes a lien to file against the Premises and such lien is not removed within _____ days of recordation~~ If the Tenant is in default, the Landlord shall have the right to terminate this commercial lease agreement by giving the Tenant a 120 day notice in writing.

SIGNED BY LANDLORD / AGENT ON BEHALF OF THE LANDLORD

Landlord / Agent Name: Belinda Hill

Landlord / Agent Signature: [Signature] Date: 1/7/2022

SIGNED BY WITNESS

Witness Name: Melissa Haynes

Witness Signature: [Signature] Date: 1/7/2022

SIGNED BY TENANT

Tenant Name: Belinda Hill

Tenant Signature: [Signature] Date: 1/7/2022

SIGNED BY WITNESS

Witness Name: Melissa Haynes

Witness Signature: [Signature] Date: 1/7/2022