

**DATED 16/10/2016**

**RENTAL AGREEMENT**

**BETWEEN**

**SKEMAB INVESTMENTS PTY LTD  
("the Landlord")**

**AND**

**SKEEN CONSTRUCTIONS PTY LTD  
("the Tenant")**

**AGREEMENT** dated this day 16<sup>th</sup> OCTOBER 2016.

**PARTIES:**

- **SKEMAB INVESTMENTS PTY LTD** ("the Landlord")
- **SKEEN CONSTRUCTIONS** ("the Tenant")

The Landlord agrees to let and the Tenant agrees to take a 6 Month tenancy of that part of the Unit lease by the Landlord and described in the Schedule ("the Premises") upon and subject to the following terms and conditions:

- The tenancy shall commence on the 16<sup>th</sup> April 2016 and shall continue for a Twelve (12) Month period with an option to extend as agreed between parties.
- The rent shall be **\$770** per calendar week and payable fortnightly in advance free of all deductions to the Landlord, payment to be made fortnightly each and every fortnight commencing on the date set out in the Schedule. Rent payments are to be made by direct automatic payment to the Landlords bank account.
- ***A bond of four weeks rent (\$2000) is held from first lease and will remain with the landlord.***
- The Tenant agrees with the Landlord that the Tenant shall not:
  - Make or permit to cause to be made any alterations or additions to the Premises or any apparatus or fittings installed or fitted therein, without the prior written consent of the Landlord.
  - Affix any sign or advertising device to the Premises without the written consent of the Landlord and the Tenant shall remove any such signs and devices affixed to the Premises prior to the expiration or sooner determination of the term and restore those portions of the Premises to which the same have been attached to the reasonable satisfaction of the Landlord.
  - Affix anything to the office suite walls or glass which would cause damage when being removed or leave holes in the wall when removed. If any damage is caused the tenant will be liable to put the walls and/or surfaces back to their original condition.
  - Permit the Landlord and all persons authorised by it at all reasonable times to enter and view the state and condition of the Premises and to execute and do such repairs or work as the Landlord may in its sole discretion deem necessary.

## SCHEDULE

**The Premises:** 191 Kennedy Drive, Tweed Heads NSW 2485

**Permitted Use:** Vacant Land - Storage

**Rent Commencement Date:** The 16<sup>th</sup> OCTOBER 2016

**Rental:** \$770 per week

Rental includes internet (within reasonable use) but excludes electricity and other sundry costs and services that may be incurred by the Tenant.

Electricity costs will be calculated based on the extra over costs from our previous average costs.

**Bond:** \$2000 (is currently held by Landlord and no further payment required)

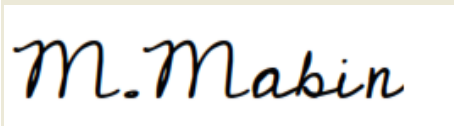
### Signed:

SKEMAB INVESTMENTS PTY LTD ("the Landlord")

A handwritten signature in blue ink, appearing to be 'NS', on a white rectangular background.

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SKEEN CONSTRUCTIONS PTY LTD ("the Tenant")

A handwritten signature in black ink, reading 'M. Mabin', on a white rectangular background.