



Exclusive Management Agency Agreement (Commercial, Industrial and Retail)

1. This Agreement consists of three parts:

Part 1 | Particulars;

Part 2 | Terms and Conditions; and

Part 3 | Property Inspection Report.

2. All parts of the Agreement must be read before signing.

3. The *Property and Stock Agents Act 2002 (NSW)* and the *Property and Stock Agents Regulations 2022 (NSW)* require all agreements to be in writing and contain prescribed terms

PART 1 | THE PARTICULARS

PARTIES

LANDLORD

Full Legal Name: **HALIM Siman BASHA**
ABN: Not stated
ACN: Not stated
Registered for GST?: Yes/No
Address: .
Phone: Not stated
Mobile: +61 410 653 240
Email: info@srlawyersptyltd.com.au
Emergency Contact Details: /
Including someone who is not a co-owner of the Property

Note: You consent to service of any documents, including this Agreement and any documents required to be served under or because of this Agreement, by way of email.

AGENT

Company Name: Upper North Shore Group Property Management Pty Ltd
Business Trading Name: Belle Property Upper North Shore
ABN: 70 681 839 547
ACN: 681 839 547
Registered for GST?: Yes/No
Corporation licence number: 10143913
Address: 26-28 Railway Avenue, Wahroonga 2076
Phone: +61 294 871 500
Email: Info.Wahroonga@belleproperty.com

PROPERTY

Address: 91 Arcadia Road, Arcadia NSW 2159
Other identifying data of the Property (E.g. Title reference, plan reference): Not stated
With fixtures and fittings: **Yes/No**
Schedule to be provided: .
Fittings (not being fixed to the Property) which are provided with the Property: .
Garage(s) / Car space(s): 48
Lettable area (m2): Approx. 500

LANDLORD'S SOLICITOR / CONVEYANCER

Firm name	S&R Lawyers Pty Ltd
Contact name	Not stated
Address	12 Smalls Rd, Arcadia NSW 2159
Document service address	Not stated
Mobile	Not stated
Phone	Not stated
Email	Info@srlawyersptyltd.com.au
Fax	Not stated

A TERM OF THIS EXCLUSIVE MANAGEMENT AGREEMENT (COMMERCIAL, INDUSTRIAL AND RETAIL)

- a) The Landlord appoints the Agent as the exclusive Agent to lease and manage the Property in accordance with the terms and conditions outlined in this Agreement.
- b) The Agreement will commence on the 22nd of July 2026 and continues until the Agreement is terminated by not less than 30 days written notice given by the Landlord or the Agent to the other. (Exclusive Agency Period).
- c) The Landlord agrees that the Agent may delegate to the Agent's employees, contractors or consultants, all or any of the authority vested in the Agent by this Agreement from time to time.
- d) The Agent is authorised to utilise the services of another licensed agent to perform the duties and services as set out in this Agreement but only one Agent's remuneration (Part B) applies.
- e) Either party may terminate this Agreement at any point by providing not less than this amount of notice outlined in Part A(b) above, or such other time as the parties mutually agree. Notice to terminate must be provided in writing.
- f) Any such termination shall not affect either party's rights accrued, or obligations incurred prior to the termination.

B AGENT'S REMUNERATION

Management Fee - an amount equal to 7% (~~including GST~~ / + GST) of all monies received by the Agent on behalf of the Landlord during the term of the Agreement

Leasing Fee - a fee of equal to 1 month's rent (~~including GST~~ / + GST) rent. This fee is payable regardless of whether the Property is let by the Agent; any agent; or the Landlord and is payable upon the commencement of the lease.

Lease Term Renewal Fee - equal to 1/2 week's rent (~~including GST~~ / + GST) in respect of a new lease to the existing tenant

Monthly administration fee - An amount of \$22 (including GST / ~~+ GST~~)

When calculating the Agent's Remuneration pursuant to this Agreement, cash allowances, rebates, rent free periods or other similar incentives offered by the Landlord as an inducement to lease will not be taken into account.

C EXPENSES AND CHARGES

The following fees are inclusive of GST

Advertising	at cost/ upon Invoice
Photography	at cost
Bank charges	Nil
Financial year summary	110
Statement/Administration fees	Nil
Office expenses in respect of each management	Nil
Government and other imposts as charged	

D OTHER SERVICES

The following fees are inclusive of GST

Additional tenant searches (ASIC/Bankruptcy/TICA/TRA)	at cost
Inspection of Premises/Report fee	\$110 ph
Arranging Quotes	Nil
Arranging repairs or maintenance	Nil
Negotiating rent increases or variations	Nil
Applying for a Tribunal order	at cost
Preparation of evidence for the Tribunal	\$110 ph
Appearing at the Tribunal	\$110 ph
Applying for a Warrant of Possession	at cost
Sheriff's fees	at cost
Obtaining a certified order & filing with the local court	at cost
Processing insurance claims	\$110 ph
Preparing inventory report where property is furnished	Nil
Disaster/emergency management fee	\$110 ph
Calculating and collection of outgoings from tenants	Nil

E INSPECTIONS

The Landlord agrees to any prospective tenant inspecting the Property as follows: Property will always be shown with agent

Any inspection must be carried out in the presence of the Agent.

F ADVERTISING AND PROMOTION

Manner of advertising and promotion

Agency database:	Yes/ No
Authority to install signboard:	Yes/ No
List websites:	realcommercial.com.au, commercialrealestate.com.au
Other advertising and promotion:	No
Any special instruction about marketing and showing of the Property:	Not stated

G LIMIT ON COST OF REPAIRS / MAINTENANCE

The Agent will make every reasonable attempt to contact the Landlord to gain approval prior to conducting any repairs and/or maintenance. However, in circumstances where the Landlord is not contactable for any reason whatsoever, and the Agent is of the reasonable view that necessary repairs and/or maintenance are required, the Landlord grants the Agent authority to expend 1000 on the Property, per event, without seeking prior approval from the Landlord.

The Landlord provides a qualified delegated authority to the Agent to effect any and all emergency repairs (including matters of a safety issue affecting the tenant), without obtaining the prior approval of the Landlord.

The Landlord agrees to reimburse the Agent for all costs reasonably incurred in the proper performance of the Agent's Duties arising from the qualified delegation.

H TERMS AND CONDITIONS OF TENANCY

The Landlord authorises the Agent to lease the Property (or any part of the Property) as follows, unless otherwise instructed

a) A fixed term of 5 ~~weeks~~/months/years, with option periods as follows 5 + 5

b) At a ~~weekly~~/monthly/~~yearly~~ rent of \$market [Net Rent/~~Gross Rent~~]

If "Net Rent", please indicate the amount of estimated annual outgoings ~~\$8,000~~

c) Bank guarantee / Security deposit equivalent to 3 ~~weeks~~/months rent in respect of each tenancy.

d) The Property is leased as ~~furnished~~/unfurnished*

* Where the Property is let furnished the Agent/Landlord will prepare an inventory list and in circumstances where the Agent is to prepare the inventory, the fee outlined in Part D applies.

Handwritten note:
No legal fee
+ Make
+ Draw

I LANDLORD'S OUTGOINGS

- ☒ Council rates
- ☒ Water and/or sewerage
- ☐ Accounts for repairs/maintenance
- ☒ Insurance premiums
- ☐ Owner corporation levies
- ☐ Maintenance costs of caretaking / cleaning / gardening
- ☐ Maintenance contracts for services installed
- ☐ Charges for fuel, gas or electricity
- ☒ ~~Level~~ expenses

J PAYMENT

The Agent is instructed to disburse the Landlord funds as follows:

EFT

Account Name: To be advised
Bank: To be advised
BSB: To be advised
Account No: To be advised

The Landlord acknowledges that if any of the above details change, they must notify the Agent in writing and confirm the changes in a follow up phone call.

K DISCLOSURE OF REBATES, DISCOUNTS, COMMISSIONS OR OTHER BENEFITS

The Agent has made a reasonable attempt to set out below any rebates, discounts, commissions or other benefits that the Agent will, or may, receive in respect of the expenses charged under this Agreement, and the estimated amount of those rebates, discounts, commissions, or other benefits (to the extent that the amount can reasonably be estimated).

The Landlord agrees that the Agent is entitled to retain all such rebates, discounts, commissions, or other benefits.

If no rebates, discounts, commissions or other benefits are received, write 'NIL' in each box.

Source of Rebate	Description	Estimated Amount of Rebate, Discount or Commission
NIL	NIL	NIL

L STRATA MANAGING AGENT (IF ANY)

Strata Plan No N/A
Lot No N/A
Strata Managing Agent N/A
By Laws provided N/A

M ADDITIONAL INSTRUCTIONS

The Landlord documents the additional instructions relevant to the management of the Property. Such additional instructions can include but are not limited to, terms to be added to a Lease; specific maintenance requirements and any other thing the Landlord deems necessary.

NIL

EXECUTION

This is an Exclusive Agreement. This means the Landlord must not enter into two Exclusive Agency Agreements at the same time without having terminated one Agreement in writing.

THE AGENT AND THE LANDLORD/S ACKNOWLEDGE AND CONFIRM THAT BEFORE SIGNING THIS AGREEMENT THE AGENT AND THE LANDLORD/S HAVE UNDERSTOOD AND AGREE TO THE TERMS AND CONDITIONS IN PART 2 OF THIS AGREEMENT AND THE LANDLORD/S ACKNOWLEDGE BEING SERVED WITH A COPY OF SAME.

SIGNED FOR, OR ON BEHALF OF, THE LANDLORD/S

Name: Helen Bashir
Date: 28/7/26



SIGNED FOR, OR ON BEHALF OF, THE AGENT

Name: Michael Kaps
Date: 30/7/26



PART 2 | TERMS AND CONDITIONS OF THE COMMERCIAL, INDUSTRIAL AND RETAIL EXCLUSIVE MANAGEMENT AGENCY AGREEMENT

1 DEFINITIONS

- 1.1 "Additional Charges" in relation to the Total Rent includes, but is not limited to, cleaning, contributions, outgoings, partition rentals, naming or signage rights, car park fees, licence fees, occupancy fees, and any other Additional Charges captured in the Lease, but expressly excludes any applicable security deposit or bank guarantee.
- 1.2 "Agent" has the same meaning as in Section 3 of the *Property and Stock Agents Act 2002 (NSW)*.
- 1.3 "Agreement" means this Exclusive Management Agency Agreement (Commercial, Industrial and Retail) including the terms and conditions set out in this Part 2.
- 1.4 "Exclusive Agency Period" means the term of this Exclusive Management Agency Agreement as set out in Part A (b).
- 1.5 "Government and other Imposts" includes State and Federal Taxes and any tax in the nature of goods and services tax and any other taxes or charges debited by banks or financial institutions against the account of the Agent in relation to the letting or management of the Property.
- 1.6 "Landlord" means the person named as a party to Part 1 of the Agreement and who being authorised shall be the named contracting Lessor in any Tenancy Agreement.
- 1.7 "Office Expenses" means bank charges, postage and phone call charges, statutory fees and travel and any other out-of-pocket expenses relating to the letting or management of the Property.
- 1.8 "Rent" means the Total Rent.
- 1.9 "Remuneration" means the amount payable to the Agent, calculated in accordance with Part B of the Particulars and clause 2.1 of this Agreement.
- 1.10 "Total Rent" means the rent for the whole term of the lease, expressed in the Lease or agreements to lease with reference to the rent review mechanisms. The Total Rent includes the Additional Charges which are payable to or on behalf of the Landlord. Any incentives offered by the Landlord, including cash allowances, rebates and rent free periods (or the like), will not be taken into account when calculating the Total Rent.
- 1.11 Words importing one gender include the other and the singular only include the plural and vice versa.
- 1.12 A reference to "includes" means includes but without limitation.
- 1.13 In this Agreement, a licence or other right of occupation of the Property is also defined by the words "lease" and "tenancy".
- 1.14 The word "tenant" or "lessee" also includes a licensee or other approved or permitted occupant.
- 1.15 The term "Landlord" also includes a sub-lessor.
- 1.16 The words "average annual rent" means the rent (pursuant to clause 1.10) divided by the number of years in the term of the relevant lease or agreement to lease.

2 AGENT'S REMUNERATION

- 2.1 The Agent is entitled to the remuneration for services performed pursuant to this Agreement, set out in Item B of the Particulars ("The Remuneration").
- 2.2 In relation to each letting of the Property, the Agent will become entitled to the Remuneration if:
- During the Exclusive Agency Period the Landlord enters into an agreement to licence or lease or offer a leasehold interest in the Property, irrespective of whether the Property is let by the Agent; any other agent; or the Landlord;
 - After termination of this Agreement, a tenant introduced by the Agent during the term of this Agreement, signs:
 - An agreement to lease; or
 - A tenancy agreement; or
 - Pays rent or enters into possession of the Property;whichever occurs first.
- 2.3 The Leasing Fee and/or Lease Renewal Fee is due and payable by the Landlord upon the happening of the following events:
- Immediately upon the tenant entering into an agreement to lease or a tenancy agreement of the Property; or
 - The tenant procures any other person to execute an agreement to lease or a tenancy agreement of the Property; or
 - If the Landlord permits the tenant to enter into possession of the Property or the tenant procures any other person to enter into possession of the Property, including any assignee from a tenant of the Property (or any part thereof).
- 2.4 The Management Fee and Administration Fee will be due and payable on the date of the monthly statement referred to in clause 8.1. which includes those fees, and the Agent is authorised to deduct those fees from monies received on behalf of the Landlord.

3 EXPENSES AND CHARGES

3.1 As and when they are incurred by the Agent, the Landlord must reimburse the Agent for the expenses and charges and fees on other services set out in Item C of the Particulars.

3.2 If, at any time amounts payable exceed the balance of the Landlord/s account, the Landlord/s agrees to pay the excess amount to the Agent upon written request within 14 days.

4 OTHER SERVICES

4.1 The Agent will carry out any of the services set out in Item D of the Particulars, if and when required, for the fee particularised for that Item.

4.2 The Agent is entitled to reimbursement for the cost as and when the same is incurred.

5 VARIATION OF REMUNERATION, FEES, EXPENSES AND SERVICES

5.1 The services performed pursuant to this Agreement by the Agent, and any fees, charges or expenses payable by the Landlord to the Agent in accordance with this Agreement cannot be varied except as agreed in writing by the Landlord.

6 DUTIES

6.1 Subject to the limitations contained in this Agreement and the relevant legislation, the Landlord authorises the Agent, on behalf of the Landlord, from time to time to perform the duties as set out below:

a)	Undertake initial, periodic and other inspections of the Property including with prospective tenants	Yes
b)	Obtain references from prospective tenants, but not undertake additional searches subject to the instructions in Part D of this Agreement: i. Submit prospective tenants to the Landlord. ii. In the absence of any instructions from the Landlord after seeking approval of a prospective tenant, the Agent may approve a prospective tenant on terms set out in this Agreement or as otherwise provided in writing by the Landlord	Yes
c)	Execute a tenancy agreement with a prospective tenant by signing "for and on behalf of" the Landlord and causing the Landlord to be legally bound to the tenant	Yes
d)	Effect repairs to and maintain the Property, or engage a tradesperson to do so, in accordance with Item G of this Agreement	Yes
e)	Pay disbursements and expenses incurred in connection with the Agent's management of the Property, as set out in Item C	Yes
f)	Collect rent	Yes
g)	Receive, claim and disburse rental bond money or security deposits	Yes
h)	Issue receipts for monies and outgoings received from tenants	Yes
i)	Arrange for guarantor and collection of bond/bank guarantee	Yes
j)	Issue tax invoices to each tenant upon request	Yes
k)	Pay accounts for amounts owing in relation to the Property as set out in Item I of the Particulars	Yes
l)	Exercise the Landlord's right to vary / enforce (including due to breach) or terminate the lease by serving notices as required.	Yes
m)	Advertise the Property for letting and re-letting	Yes
n)	Review the rent when a review is considered appropriate, in the Agent's opinion	Yes

6.2 In respect of each letting of the Property, the Agent is authorised by the Landlord, if required, to make an application before a Court or Tribunal to do all things necessary to commence and complete proceedings (as far as practicable) for:

a)	To terminate the tenancy and or seek orders of possession and or specific performance	Yes
b)	The recovery of monies due	Yes

6.3 Unless the Landlord otherwise agrees or directs the matters stated in Item H of the Particulars are to apply to each letting of the Property.

7 LANDLORD/S OUTGOINGS

7.1 The Agent is authorised and requested:

- a. to pay the Landlord's Outgoings stated in Item I of the Particulars and the costs of repairs and maintenance of the Property out of monies received on behalf of the Landlord; and
- b. to deduct and retain from monies received on behalf of the Landlord the amounts of the remuneration, the expenses, charges and costs for which the Agent is entitled to reimbursement (including the Landlord Outgoings and cost of repairs and maintenance of the Property, if any, paid by the Agent out of the Agent's own monies) and all fees and other amounts to which the Agent is entitled under this Agreement.
- c. The Landlord agrees to pay the Agent on demand, any monies referred to in clause 7.1(b) if for any reason the Agent is unable to deduct and retain the money.

8 ACCOUNTING

8.1 Unless the Landlord otherwise reasonably directs, the Agent will render a monthly statement to the Landlord for the period covered by the statement, including:

- a. Particulars of the monies received, and payments made; and
- b. The expenses, charges and costs incurred, on behalf of the Landlord; and
- c. The remuneration and fees to which the Agent has become entitled.

8.2 At the same time any balance will be remitted to the bank account as stated in Item J of the Particulars.

9 FINANCIAL INSTITUTION, TAXES OR DEDUCTIONS

9.1 If the Agent incurs any taxes or deductions debited by banks or other financial institutions against the Agent's account, that relate to the affairs of the Landlord, the Agent is entitled to be reimbursed for the charges it incurs.

10 WARRANTIES BY THE LANDLORD

10.1 The Landlord warrants to the Agent that the Landlord has authority to enter into this Agreement with the Agent.

10.2 The Landlord warrants that there is no legal impediment to occupation of the Property as a residence at the time of entering into this Agreement. In addition, the Landlord will notify the Agent immediately if any legal impediment to the occupation of the Property arises during the term of this Agreement.

10.3 The Landlord warrants that it has complied with its obligations, and the Property complies with the requirements of all applicable codes and legislation, that is necessary for the occupation of the Property.

10.4 The Landlord warrants that it has provided the Agent with necessary information required pursuant to this Agreement and that to the Landlord's knowledge, the information is true, correct and complete, and the Agent can rely on the information provided. The Landlord agrees that it will update the Agent of any changes, in writing, to ensure all information remains up-to-date and accurate at all times.

11 INDEMNITY

11.1 The Landlord will keep the Agent indemnified against all actions, claims and demands brought against, and all costs, losses and liabilities incurred by the Agent in the course of or arising from the exercise of proper performance of the Agent's authorities or duties under this Agreement. The parties acknowledge that this indemnity does not prevent the Landlord from bringing an action against the Agent for any costs, losses or liabilities incurred by the Landlord as a result of the Agent's negligence or mismanagement of the Property by the Agent.

12 GST

12.1 In this clause, GST Law has the meaning given in the *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* and terms used which are not defined in this Agreement, but which are defined in the GST Law, have the meanings given in the GST Law. Unless stated otherwise, all consideration provided under this Agreement is exclusive of GST. If GST is payable by the party making the supply (supplier) the recipient must, upon receipt of a tax invoice from the supplier, pay the supplier an amount equal to the GST payable on the supply.

12.2 In circumstances where a fee, charge or expense does not specify if it is GST inclusive or exclusive, the parties agree that GST is not included and is therefore payable in addition to the fee, charge or expense.

13 PRIVACY NOTICE

13.1 The *Privacy Act 1988 (Cth)* regulates the collection, use, disclosure and maintenance of personal information by the Agent from the Landlord.

13.2 The information is collected by and pursuant to this Agreement.

13.3 The information collected enables the Agent to act for and on behalf of the Landlord and to carry out effectively the Agent's obligations under and pursuant to the terms of this Agreement and to perform and promote the real estate agency services of the Agent. Some of the information is required by law and without it the Agent may not be able to act for and on behalf of the Landlord.

13.4 The intended recipients of the information are any person to whom, and body or agency to which, it is usual to disclose the information to enable the Agent to perform the services under or pursuant to this Agreement, real estate agency services and as otherwise permitted by the *Privacy Act 1988*, including potential tenants, actual or potential landlords, contractors NSW Exclusive MAA (tradespeople), print and electronic media, internet, State or Federal authorities, or organisations (as well as owners' corporations and community associations).

13.5 The Landlord has the right to access the information and may do so by contacting the Agent. The Landlord has the right to correction of the information if it is not accurate, up-to-date and complete.

14 FINANCIAL AND INVESTMENT ADVICE

14.1 **WARNING:** Any financial or investment advice provided to the Landlord by the Agent is general advice and does not take into account the individual circumstances of the Landlord or the Landlord's objectives, financial situation or needs. The Landlord must seek and rely on his/her/its own independent financial and investment advice from an appropriate licensed financial adviser.

15 WORK, HEALTH AND SAFETY

15.1 The Landlord acknowledges that, at all material times:

- a. The Landlord, to the exclusion of the Agent, has sole management and control over the Property listed for lease;
- b. The Agent facilitates the lease of the Property between the Landlord and the tenant, acting under the direction, management and control of the Landlord; and
- c. The Landlord is the person conducting a business or undertaking for the purposes of all work, health and safety laws, regulations and other requirements.
- d. In any contracts entered into for the repair and/or maintenance of the Property, the contracting parties are the Landlord and the contractor. The Agent is authorised to act on the Landlord's behalf in respect of these contracts.

15.2 The Landlord acknowledges it is responsible for ensuring that the Property is structurally safe and has been maintained to appropriate standards. This includes, but is not restricted to, ensuring the appropriate safety and control in accordance with all environmental and work, health and safety laws, regulations and other requirements, of:

- a. any asbestos, contamination or hazardous material in the Premises or on the land;
- b. any building maintenance units, points of attachment and other fixtures for the purpose of external maintenance (e.g. window cleaning);
- c. electrical circuitry including electrical installations, light and power outlets;
- d. any fitted plant and substances including lead paint;
- e. any confined space including lifts and lift wells; and
- f. any walls, barricades, hoardings, stairs and railings that may pose a fall hazard.

15.3 The Landlord acknowledges that prior to the Property being leased, it has thoroughly inspected the Property, and so far as reasonably practicable, the Property is:

a) Without risk to health and safety: **Yes**

OR

b) Subject to the defects and risks outlined in writing to the Agent : **Yes**

16 DISCLAIMER

16.1 The Landlord acknowledges and agrees that:

- a. the Agent does not hold the relevant qualifications to:
 - i. Evaluate the structural aspects of the Property; and
 - ii. Ensure full compliance with the applicable codes and legislation applicable to the Property; and

16.2 The Agent has advised the Landlord that the Landlord should:

- a. Ensure the Property is inspected by licensed, qualified and insured experts and contractors; and
- b. Ensure that it holds appropriate insurances with adequate limits, including, without limitation, building insurance, indemnity insurance, and Landlord's insurance.

17 BINDING WARRANTY

17.1 If a party consists of more than one person or legal entity, this Agreement binds them jointly and each of them severally.

17.2 Unless the context requires otherwise, a reference in this Agreement to a party consisting of more than one person or legal entity includes a reference to any one or combination of them.

17.3 The Landlord warrants that the Landlord has authority to enter into this Agreement.

18 ANNEXURES, SCHEDULES AND ADDITIONAL TERMS

18.1 A reference to an annexure or schedule is a reference to an annexure or schedule to this Agreement and a reference to this Agreement includes any such annexure or schedule.

18.2 If any additional terms are included in this Agreement, the parties acknowledge and agree that:

- a. Both the Landlord and the Agent agree to the terms; and
- b. The additional terms do not conflict with the standard terms of this Agreement; and
- c. If any of the additional terms conflict with the applicable legislation or standard terms of the Agreement, the term is void or otherwise unenforceable and will be severed from the Agreement and the balance of the Agreement remains in force.

19 ELECTRONIC-SIGNATURES

19.1 The Landlord agrees that the Landlord's electronic signature and initials created for the purpose of signing this Agreement will be the electronic representation of the Landlord's signature and initials for all purposes when the Landlord electronically signs this Agreement.

19.2 The Agent and the Landlord agree that, by typing or entering the text of their names where and when requested to do so:

- (a) They will have signed this Agreement or affixed their signature to it, for the purposes of the ETA or any other applicable law that requires this Agreement to be signed by the Agent or the Landlord;
- (b) This Agreement will thereby contain their electronic signature for the purposes of the ETA or any other applicable law;
- (c) They will be expressing and confirming their immediate intention to be legally bound by this Agreement, which they acknowledge contains all the terms of the Agreement between them, and is the finalised form of the Agreement between them;
- (d) They are consenting to each other identifying themselves, signing this Agreement, and expressing their intentions as referred to in this clause, in this way;
- (e) They are agreeing that this Agreement is in writing, that this Agreement has been signed by them, that their signature and other information contained in this Agreement has been given or provided in writing, and that noting in the electronic format of this Agreement (including the method of signing it), affects the legally binding and enforceable nature of this Agreement; and
- (f) They will be representing the matters in the previous sub-clause to one another, and in turn will be acting in reliance on each other's representations to the same effect.

PART 3 | INSPECTION REPORT

LANDLORD

Full Legal Name: .
Address: .
ABN: Not stated
ACN: Not stated
Phone: Not stated
Mobile: +61 410 653 240
Email: info@srlawyersptyltd.com.au

AGENT

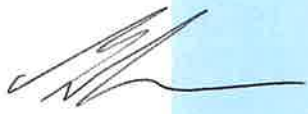
Company Name: Upper North Shore Group Property Management Pty Ltd
Business Trading Name: Belle Property Upper North Shore
ABN: 70 681 839 547
ACN: 681 839 547
Registered for GST: Yes/No
Corporation licence number: 10143913
Address: 26-28 Railway Avenue, Wahroonga 2076
Phone: +61 294 871 500
Email: Info.Wahroonga@belleproperty.com

PROPERTY

Address: 91 Arcadia Road, Arcadia NSW 2159
Description of Property: Brand new single level purpose built building
Condition of exterior: Brand new
Condition of interior: Brand new
With fixtures and fittings: Yes/No
Schedule to be provided .
Fittings (not being fixed to the Property) which are provided with the Property .
Garage(s) / Car space(s) Included: 48
Smoke alarms: Yes
Improvements: Landlord to complete internals to suit tenancy
Details of work to be completed by the Landlord on the Property: .

DATE OF PREPARATION OF REPORT: 22 July 2026

SIGNED FOR, OR ON BEHALF OF, THE AGENT:

Name: MICHAEL KAS
Date: 30/7/26

Signed date: 30/7/26