

MEMORANDUM



63 Garfield Rd East Riverstone

Riverstone is a suburb of Sydney in the state of New South Wales, Australia. Riverstone is located 48 kilometers (30 mi) north-west of the Sydney central business district, in the Blacktown local government area and part of the Greater Western Sydney region. Originally settled in 1803 as part of a government stock farm. Riverstone is one of the oldest towns in Australia.

Riverstone is situated between the Richmond Road running from Description Blacktown to Richmond, and the Windsor Road running from Windsor to North Parramatta.

Description:

Upon the land stands a 2-storey commercial building being 1 in Deposited Plan 818108. There are 3 shops downstairs, 4 offices upstairs plus a kitchenette. There are also 8 common parking spaces. Building approximately 366m² and land is 588.2m².

Rent:

Net rent is \$150,413.48 showing a rental return of 5%

Key Highlights:

- Main road exposure
- Future development possible STCA
- Fully lease complex
- Station within walking distance
- * Parking onsite

ADDRESS	NET RENT PA	LEASE TERMS
Shop 1, 63 Garfield Rd East Riverstone 28/2/28	23,636.36	3 years expires
Shop 2, 63 Garfield Rd East Riverstone year Option	42,115.41	3 years plus 5-
Shop 3, 63 Garfield Rd East Riverstone year Option	23,636.36	3 years plus 5-
Office 1 & 2, 63 Garfield Rd East Riverstone year Option	21,254.54	5 years plus 5-
Office 3, 63 Garfield Rd East Riverstone year Option	27,271.72	2 years plus 1
Office 4, 63 Garfield Rd East Riverstone	12,499.09	3 years
NET RENT: \$150,413.48		

SHOP 1/2/3V – Indian Restaurant

OFFICE 1/2/4 – Day Spa

OFFICE 3 – Real Estate Office

Enclosed;

Deposited plan

Leases for all shops/office

PLAN FORM 1

Plan Drawing only to appear in this space

OFFICE USE ONLY

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate easements, restrictions on the use of land or positive covenants.

IT IS INTENDED TO DEDICATE
THE ROAD WIDENING 6.055
MIDE TO THE PUBLIC AS ROAD.

SIGNED, WRITTEN AND DELIVERED FOR AND ON
BEHALF OF WESTRAL BANKING CORPORATION
ARSEN DOT 457 IN
BY JOHN JAMES WILLIAMS
RES DUTY ASSISTANT ATTORNEY AND IS
PERSONALLY KNOWN TO ME
GARY
WINDSOR ANDREWS
WINDSOR NSW BANK OFFICER
WESTRAL BANKING CORPORATION
ARSEN DOT 457 IN BY ITS ATTORNEY WHO
HEREBY STATES THAT AT THE TIME OF
EXECUTING THIS INSTRUMENT NO NOTICE OF
DEDICATION HAS BEEN RECEIVED OF THE
POWER OF ATTORNEY REGISTERED IN THE
NAME OF THE REGISTRAR GENERAL NO 274
BOOK 3133 UNDER THE AUTHORITY OF WHICH
THIS INSTRUMENT HAS BEEN EXECUTED.

Crown Lands Office Approval

PLAN APPROVED

Authorised Officer

Land Officer

Field Officer

Council Clerk's Certificate

I hereby certify that -

(a) the requirements of the Local Government Act, 1988 (other than

the requirements for the registration of plans, and

(b) the requirements for the registration of plans, and

(c) the requirements for the registration of plans, and

(d) the requirements for the registration of plans, and

(e) the requirements for the registration of plans, and

(f) the requirements for the registration of plans, and

(g) the requirements for the registration of plans, and

(h) the requirements for the registration of plans, and

(i) the requirements for the registration of plans, and

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(l) the requirements for the registration of plans, and

(m) the requirements for the registration of plans, and

(n) the requirements for the registration of plans, and

(o) the requirements for the registration of plans, and

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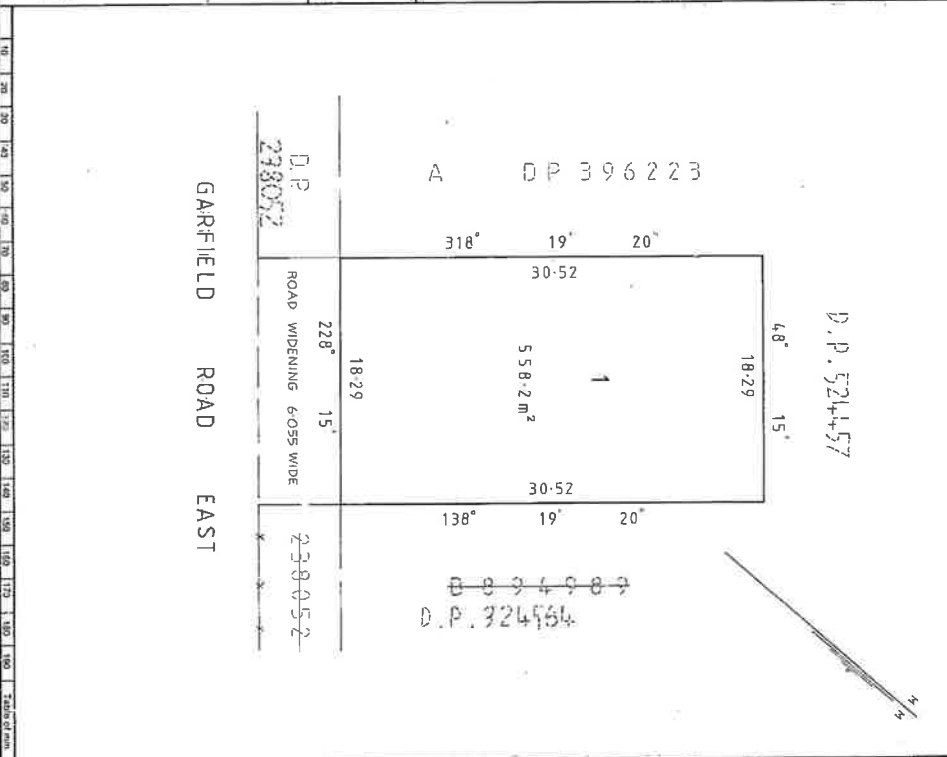
(ak) the requirements for the registration of plans, and

(al) the requirements for the registration of plans, and

DRAWING REFERENCE: 2805

M.P.D.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



DP 818108

Registered: 11-1-1993

C.A. NO. 8108 OF 20.3.1992

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: U8267-52

Last Plan: D.P. 325430

PLAN OF SUBDIVISION OF

LOT A D.P. 325430

Lengths are in metres. Reduction Ratio 1:250

Manuscript: BLACKTOWN

Locality: RIVERSTONE

Parish: ST. MATTHEW

County: CUMBERLAND

Plans used in preparation of survey/compilation:

D.P. 238052

D.P. 325430

D.P. 396223

I, JOHN HOWE, of 2 J. BATTERY ASSOCIATES PT

of P.O. BOX 171, SMITHFIELD, N.S.W. 2164

a surveyor registered under the Surveyors Act, 1988, do

hereby certify that the survey/compilation of this

plan, HAS BEEN COMPLETED

in accordance with the provisions of the Surveyors Act, 1988

and that the survey/compilation of this plan is

correct and true and that the survey/compilation of this

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This negative is a photograph made as a permanent record of a document in the custody of the Registrar General: this day, 13th January 1993



REINSW
REAL ESTATE INSTITUTE
OF NEW SOUTH WALES

COMMERCIAL LEASE

Response

Note: Suitable for small office buildings, industrial premises and shop premises which are not the subject of the *Retail Leases Act 1994* (NSW) where the term of the lease (including the period of any option) does not exceed 3 years.

This lease is made in duplicate on 10th / January / 2025
at _____ in the State of New South Wales.

PARTIES

Between Jense Holdings Pty Ltd abn: 28 154 916 015	Landlord
(Name, address, ABN and email address* (see note))	
C/- agent	
whose agent is Response Real Estate Norwest, Suite 101/12 Century Ct Norwest 2153	Agent
(Name, business address, ABN and email address* (see note))	
email: lorraine @responsere.com	
and Sree Lakshni Enterprises Pty Ltd ABN: 82 645 424 782	Tenant
(Name, business address, ABN and email address* (see note))	
and	Guarantor
(Name, business address, ABN and email address* (see note))	
* Note: By including your email address, 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.	

GST REGISTRATION

The Landlord is registered for GST ☒ Yes ☐ No

The Tenant is registered for GST ☒ Yes ☐ No

PREMISES

The Landlord leases the premises known as Shop 1, 63 Garfield Rd East, Riverstone 2756 (address)
(title reference) (Premises)

including all the Landlord's Property.

PERMITTED USE

The Premises must only be used as grocery store (Permitted Use).

RENT

Except as otherwise provided the rent is \$2166.66 including gst (excl. GST)

per month with the first instalment equal to an amount of \$2166.66 commencing on 01 / 03 / 25

and payable in advance by the Tenant on the 1st day of every month

to the Landlord or Agent in the form or manner as directed by the Landlord / Agent on or before the Commencing Date or as the Landlord / Agent notifies in writing to the Tenant from time to time.

TERM

The term of this lease is three (3) years

commencing on 01 / 03 / 25 (Commencing Date) and ending on 28 / 02 / 28 (Terminating Date).

SECURITY DEPOSIT / BANK GUARANTEE (tick applicable box)

The Security Deposit or Bank Guarantee is for an amount equal to:

☒ \$4332.32 OR ☐ 2 months rent months' rent (plus GST)

and as referred to in clause 36 or ☐ 37 (as applicable)

For a Security Deposit pursuant to clause 37, the Security Deposit will be held as follows (tick applicable box):

☐ In trust for the exclusive benefit of the Landlord by either the Landlord's Agent or the Landlord's solicitor, or

☒ Other (please specify): Dept of Fair trading

OPTION

Subject to clause 26 of this lease the Landlord offers a renewal of this lease for a further term of Nil years

and Nil months.

RENT REVIEW METHOD AND DATES

Refer to clause 27 of this lease.

Form: 07L
Release: 4-8

LEASE
New South Wales
Real Property Act 1900

Leave this space clear. Affix additional
pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Insert Duties Assessment No. as issued by Revenue NSW Office.

Duties Assessment No.

(A) TORRENS TITLE

Property leased

Part Folio Identifier 1/818108 being Shop 2, 63 Garfield Road East,
Riverstone NSW 2765

(B) LODGED BY

Document
Collection
Box

Name, Address, Telephone, and Customer Account Number if any

Royer Made Lawyers
Level 22, Sydney Place, 180 George Street, Sydney NSW
2000

Email: solon@royermade.com.au

Reference: 2400385

CODE

L

(C) LESSOR

JENSE HOLDINGS PTY LIMITED ACN 154 916 015

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) LESSEE

SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782

(F)

TENANCY:

(G) 1. TERM 3 Years

2. **COMMENCING DATE** 1 September 2024

3. **TERMINATING DATE** 31 August 2027

4. With an **OPTION TO RENEW** for a period of 5 years
set out in clause 1.4 of Annexure A

5. With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.

6. Together with and reserving the **RIGHTS** set out in clause N.A. of N.A.

7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** A hereto.

8. Incorporates the provisions set out in N.A.
No. N.A.

9. The **RENT** is set out in clause No. 2 of Annexure A

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Page 1 of 55

2309

Moo Ling Yuen
Moo Ling Yuen (Sep 14, 2024 10:31 GMT+10)

John Chen Chow Yuen
John Chen Chow Yuen (Sep 16, 2024 12:02 GMT+10)

This and the following pages comprise Annexure "A" to the Lease between JENSE HOLDINGS PTY LIMITED ACN 154 916 015 (Lessor) and SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782 (Lessee) and KRISHNA KANTH VEERAGANDHAM and SAI KRISHNA PETTELA (Guarantor)

Reference Schedule

- Item 1. Lessor**
 Name: JENSE HOLDINGS PTY LIMITED ACN 154 916 015
 Address: 38 Albyn Road, Strathfield NSW 2135
 Facsimile: Not applicable
 Email: TBA
- Item 2. Lessee**
 Name: SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782
 Address: 21 2-4 STATION STREET HOMEBUSH NSW 2140
 Facsimile: Not applicable
 Email: TBA
- Item 3. Land**
 63 Garfield Road East, Riverstone NSW 2765
- Item 4. Premises**
 Shop 2, 63 Garfield Road East, Riverstone NSW 2765
- Item 5. Term**
 Three (3) years
- Item 6. Commencing Date**
 1 September 2024
- Item 7. Rent** *inclusive*
 \$45,065.16 plus GST *Spa rich*
- Item 8. Rent Review Dates**
 (a) CPI Adjustment Dates
 Each year on the anniversary of the Commencing Date
- Item 9. Agreed Proportion**
 The proportion that the floor area of the Premises bears to the Net Lettable Area expressed as a percentage to the nearest second decimal point.

Moo Ling Yuen
 Moo Ling Yuen [Sep 14, 2024 10:41 GMT+10]

John Chen Chow Yuen
 John Chen Chow Yuen [Sep 16, 2024 12:02 GMT+10]

LEASE
New South Wales
Real Property Act 1900

Leave this space clear. Affix additional
pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Insert Duties Assessment No. as issued by Revenue NSW Office.

Duties Assessment No. _____

(A) **TORRENS TITLE**

Property leased

Part Folio Identifier 1/818108 being **Shop 3**, 63 Garfield Road East,
Riverstone NSW 2765

(B) **LODGED BY**

Document
Collection
Box

Name, Address, Telephone, and Customer Account Number if any

Royer Mace Lawyers
Level 22, Sydney Place, 180 George Street, Sydney NSW
2000

Email: solon@royermace.com.au

Reference: 2400408

CODE

L

(C) **LESSOR**

JENSE HOLDINGS PTY LIMITED ACN 154 916 015

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable): _____

(E) **LESSEE**

SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782

(F)

TENANCY:

(G) 1. **TERM** two (2) years and nine (9) months

2. **COMMENCING DATE** 1 December 2024

3. **TERMINATING DATE** 31 August 2027

4. With an **OPTION TO RENEW** for a period of 5 years
set out in clause 1.4 of Annexure A

5. With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.

6. Together with and reserving the **RIGHTS** set out in clause N.A. of N.A.

7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** A hereto.

8. Incorporates the provisions set out in N.A.
No. N.A.

9. The **RENT** is set out in clause No. 2 of Annexure A

This and the following pages comprise Annexure "A" to the Lease between JENSE HOLDINGS PTY LIMITED ACN 154 916 015 (Lessor) and SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782 (Lessee) and KRISHNA KANTH VEERAGANDHAM and SAI KRISHNA PETTELA (Guarantor)

Reference Schedule

- Item 1. Lessor**
 Name: JENSE HOLDINGS PTY LIMITED ACN 154 916 015
 Address: 38 Albyn Road, Strathfield NSW 2135
 Facsimile: Not applicable
 Email: sean.k.yuen@gmail.com
- Item 2. Lessee**
 Name: SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782
 Address: Unit 21, 2-4 Station Street, Homebush NSW 2140
 Facsimile: Not applicable
 Email: TBA
- Item 3. Land**
 63 Garfield Road East, Riverstone NSW 2765
- Item 4. Premises**
 Shop 3, 63 Garfield Road East, Riverstone NSW 2765
- Item 5. Term**
 Two (2) years and nine (9) months
- Item 6. Commencing Date**
 1 December 2024
- Item 7. Rent**
 \$26,000.00 exclusive of GST
- Item 8. Rent Review Dates**
(a) CPI Adjustment Dates
 Each year on the anniversary of the Commencing Date
- Item 9. Agreed Proportion**
 The proportion that the floor area of the Premises bears to the Net Lettable Area expressed as a percentage to the nearest second decimal point.

LEASE
New South Wales
Real Property Act 1900

Leave this space clear. Affix additional
pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Insert Duties Assessment No. as issued by Revenue NSW Office.

Duties Assessment No. _____

(A) TORRENS TITLE

Property leased

Part Folio Identifier 1/818108 being Unit 1 and 2, 63 Garfield Road East,
Riverstone NSW 2765

(B) LODGED BY

Document
Collection
Box

Name, Address, Telephone, and Customer Account Number if any

Royer Mace Lawyers
Level 22, Sydney Place, 180 George Street, Sydney NSW
2000

Email: solon@royermace.com.au

Reference: 2500557

CODE

L

(C) LESSOR

JENSE HOLDINGS PTY LIMITED ACN 154 916 015

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable): _____

(E) LESSEE

LUX REMEDIAL MASSAGE PTY LTD ACN 670 975 014

(F)

TENANCY:

(G) 1. TERM Five (5) years

2. **COMMENCING DATE** 1 May 2025

3. **TERMINATING DATE** 30 April 2030

4. With an **OPTION TO RENEW** for a period of 5 years
set out in clause 1.4 of Annexure A

5. With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.

6. Together with and reserving the **RIGHTS** set out in clause N.A. of N.A.

7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** A hereto.

8. Incorporates the provisions set out in N.A.
No. N.A.

9. The **RENT** is set out in clause No. 2 of Annexure A



This and the following pages comprise Annexure "A" to the Lease between JENSE HOLDINGS PTY LIMITED ACN 154 916 015 (Lessor) and LUX REMEDIAL MASSAGE PTY LTD ACN 670 975 014 (Lessee) and CRAIG ANTHONY BRINGOLF and BUHNGA BRINGOLF (Guarantor)

Reference Schedule

- Item 1. Lessor**
 Name: JENSE HOLDINGS PTY LIMITED
 ACN 154 916 015
 Address: 38 Albyn Road, Strathfield NSW 2135
 Facsimile: Not applicable
 Email: sean.k.yuen@gmail.com
- Item 2. Lessee**
 Name: LUX REMEDIAL MASSAGE PTY LTD
 ACN 670 975 014
 Address: C/- Countax Pty Ltd - 313A, 20 Lexington Drive
 Bella Vista NSW 2153
 Facsimile: Not applicable
 Email: docxspect@outlook.com
- Item 3. Land**
 63 Garfield Road East, Riverstone NSW 2765
- Item 4. Premises**
 Unit 1 & 2, 63 Garfield Road East, Riverstone NSW 2765
- Item 5. Term**
 Five (5) years
- Item 6. Commencing Date**
 1 May 2025
- Item 7. Rent**
 \$28,380.00 inclusive of GST
- Item 8. Rent Review Dates**
(a) Fixed Increase
 Each year on the anniversary of the Commencing Date
- Item 9. Agreed Proportion**
 The proportion that the floor area of the Premises bears to the Net Lettable Area expressed as a percentage to the nearest second decimal point.



Lessee (Apr 30, 2025 10:26 GMT+10)



Moo Ling Yuen (May 20, 2025 20:25 GMT+10)



COMMERCIAL LEASE

Note: Suitable for small office buildings, industrial premises and shop premises which are not the subject of the *Retail Leases Act 1994* (NSW) where the term of the lease (including the period of any option) does not exceed 3 years.

This lease is made in duplicate on 17 / March / 2025
at Norwest in the State of New South Wales.

PARTIES

Between Jense Holdings Pty Ltd ACN: 154916015	Landlord
(Name, address, ABN and email address* (see note))	
C/- Agent	
whose agent is Response Real Estate Norwest	Agent
(Name, business address, ABN and email address* (see note))	
101/12 Century Ct Norwest 2153 email:lorraine@	
and Thandi Associates Pty Ltd ABN 22646637934 T/AS Blossum Properties Sales & Leasing	Tenant
(Name, business address, ABN and email address* (see note))	
8 Suturs Ave Marsden Park 2756	
and Garry Thandi of 8 Suturs Ave Marsden Park 2756	Guarantor
(Name, business address, ABN and email address* (see note))	
* Note: By including your email address, 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.	

GST REGISTRATION

The Landlord is registered for GST ☒ Yes ☐ No

The Tenant is registered for GST ☒ Yes ☐ No

PREMISES

The Landlord leases the premises known as Office 3, 63-65 Garfield Road East, Riverstone NSW 2765 (address)
(title reference) (Premises)

including all the Landlord's Property.

PERMITTED USE

The Premises must only be used as Real Estate Office (Permitted Use).

RENT

Except as otherwise provided the rent is \$2500.00 including gst (excl. GST)

per month with the first instalment equal to an amount of \$2500 commencing on 07 / 04 / 25,

and payable in advance by the Tenant on the 7th day of every month

to the Landlord or Agent in the form or manner as directed by the Landlord / Agent on or before the Commencing Date or as the Landlord / Agent notifies in writing to the Tenant from time to time.

TERM

The term of this lease is Two (2) years

commencing on 07 / 04 / 25 (Commencing Date) and ending on 06 / 04 / 27 (Terminating Date).

SECURITY DEPOSIT / BANK GUARANTEE (tick applicable box)

The Security Deposit or Bank Guarantee is for an amount equal to:

☒ \$7500.00 **OR** ☐ months' rent (plus GST)

and as referred to in clause ☐ 36 or ☐ 37 (as applicable)

For a Security Deposit pursuant to clause 37, the Security Deposit will be held as follows (tick applicable box):

☐ In trust for the exclusive benefit of the Landlord by either the Landlord's Agent or the Landlord's solicitor, or

☒ Other (please specify): Dept of Fair Trading

OPTION

Subject to clause 26 of this lease the Landlord offers a renewal of this lease for a further term of One (1) years

and Nil months.

RENT REVIEW METHOD AND DATES

Refer to clause 27 of this lease.



Note: Suitable for small office buildings, industrial premises and shop premises which are not the subject of the *Retail Leases Act 1994* (NSW) where the term of the lease (including the period of any option) does not exceed 3 years.

This lease is made in duplicate on 01 / 05 / 2025,
at Norwest in the State of New South Wales.

PARTIES

Between Jense Holdings Pty Ltd	(Name, address, ABN and email address* (see note))	Landlord
c/- Agent		
whose agent is Response Real Estate Norwest	(Name, business address, ABN and email address* (see note))	Agent
Suite 101/12 Century Ct Norwest 2153 email: lorraine@responsere.com Ph: 9852 0999 mob: 0407921307		
and Lux Remedial Massage Pty Ltd	(Name, business address, ABN and email address* (see note))	Tenant
unit 4/63 Garfield Rd Riverstone email:craigbringolf@live.com		
and	(Name, business address, ABN and email address* (see note))	Guarantor

* **Note:** By including your email address, 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.

GST REGISTRATION

The Landlord is registered for GST ☒ Yes ☐ No

The Tenant is registered for GST ☒ Yes ☐ No

PREMISES

The Landlord leases the premises known as **Unit 4, 63-65 Garfield Road East, Riverstone NSW 2765** (address)

(title reference) (Premises)

including all the Landlord's Property.

PERMITTED USE

The Premises must only be used as Hairdressing and office use (Permitted Use).

RENT

Except as otherwise provided the rent is \$1145.80 (excl. GST) per month with the first instalment equal to an amount of \$1145.80 commencing on 01 / 06 / 25 and payable in advance by the Tenant on the 1st day of every month to the Landlord or Agent in the form or manner as directed by the Landlord / Agent on or before the Commencing Date or as the Landlord / Agent notifies in writing to the Tenant from time to time.

TERM

The term of this lease is Three (3) years
commencing on 01 / 06 / 25 **(Commencing Date)** and ending on 31 / 05 / 28 **(Terminating Date)**.

SECURITY DEPOSIT / BANK GUARANTEE (tick applicable box)

The Security Deposit or Bank Guarantee is for an amount equal to:

✓ \$3437.40 OR _____ months' rent (plus GST)

and as referred to in clause 36 or 37 (as applicable)

For a Security Deposit pursuant to clause 37, the Security Deposit will be held as follows (*tick applicable box*):

— In trust for the exclusive benefit of the Landlord by either the Landlord's Agent or the Landlord's solicitor, or

✓ Other (please specify): Dept of Fair Trading

OPTION

Subject to clause 26 of this lease the Landlord offers a renewal of this lease for a further term of nil years and nil months.

RENT REVIEW METHOD AND DATES

Refer to clause 27 of this lease.