

# may st studios

## Commercial Lease Agreement

The document below is a Sub Lease between Space 4 Studios Pty Ltd (ACN 131 929 854) and the Tenant named below. The Landlord is registered for GST.

This lease is made in duplicate on: \_\_\_\_\_ Date \_\_\_\_\_

at \_\_\_\_\_ in the state of NSW, between

Landlord: **May St Studios** (ACN 131929854) of 23 May St, St Peters 2044

Agent: **SLB Investments Pty Ltd** (ABN 63 664 770 203)

Tenant: Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_ Post Code \_\_\_\_\_

Phone \_\_\_\_\_

Mobile \_\_\_\_\_

Email \_\_\_\_\_

GST Registered? Yes / No if yes, ABN: \_\_\_\_\_

### RENTAL DETAILS

Unit Number \_\_\_\_\_ Size (sq metres) \_\_\_\_\_

Start of Lease \_\_\_\_\_ End of Lease \_\_\_\_\_

Rent per month \_\_\_\_\_

Garage Door Required Yes / No Swiper Required Yes / No

Internet Access Yes, it IS included in Rent above No Internet Access

Note: CPI yearly increase. Lease to be renegotiated after three (3) years.

Rent is payable on 1st of every month.

Deposit: 1 month's rent as Bond

Method of payment: Direct debit to: WESTPAC – BSB : 032006 ac.no: 379492

Or cheque payable to: May St Studios, 1/100 McEvoy St, Alexandria, NSW 2015

Insurance: May St Studios are covered for building insurance only.

Conditions: See attached document "*Operational Guidelines & Special Conditions*".

**Please read lease and special conditions attached before signing. We hereby enter into this lease and agree to all its conditions.**

\_\_\_\_\_  
Landlord Signature

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name