

# RETAIL AND COMMERCIAL LEASE INSTRUCTION SHEET

## INSTRUCTIONS

**TO : -** **THE LEASE BUREAU**  
**66 THE PARADE**  
**NORWOOD SA 5067**  
FAX 8362 0511 **PHONE 8362 4444**  
www.theleasebureau.com.au

**FROM: -** \_\_\_\_\_

## PROPERTY DESCRIPTION

Street Address Shop 1 46 Murray Street Tanunda SA 5352

Certificate of Title Volume 5496 Folio 572

Whole of Land or Portion of Land  
If Portion- Specify which portion \_\_\_\_\_

**THE LESSOR** (Full Name/s) EVA Pty Ltd atf Tanunda Property Trust  
(Landlord) ACN (if a Company) \_\_\_\_\_

Mail Address NO 1, 11 Indama Street  
Regency Park SA 5010

Contact Person Anthony Farina

Phone (H) \_\_\_\_\_ (W) 0411 545 961

Email address: anthony@bfconstructions.com.au

**THE LESSEE** (Full Name/s) Mukeshkumar Sampatrao Patil  
(Tenant) ACN (if a Company) \_\_\_\_\_

Mail Address ABN 92067582647  
1/46 Murray street, Tanunda  
SA, 5352

Contact Person \_\_\_\_\_

Phone (H) 0425778397 (W) 08133278467

## TERM & RIGHTS OF RENEWAL

Initial Term 1 YEARS

1<sup>st</sup> Right of Renewal Period 4 YEARS

Further Renewal Period(s) 5 YEARS  
(NB: Must total at least 5 years)

Commencement Date 01/02/2017

**RENT & RENT REVIEW**

First Year's Rent Amount

RENTGSTTOTAL

\$ 2144.33 \$ 214.43 \$ 2358.76

Monthly Rent Amount

\$ 417.35 \$ 41.73 \$ 459.08

Rent Commencement Date

~~01/07/2017~~ 01/02/2017

Date

Method

Dates and Method of Review

01/09/2017 3% on Rent  
Outgoings calculated  
on previous financial  
year.

**PERMITTED USE****OUTGOINGS AND OTHER COSTS**

Description of Outgoing

(As per Disclosure Statement)

Cleaning  
Electricity  
ESI  
Insurance  
ISS  
SA Water  
Rates - per shop

Lessee's %

14.29  
14.29  
14.29  
14.29  
14.29  
14.29  
100%.

**LESSEE'S INSURANCES**

Types of Cover Required

CGU Business Insurance  
Content Insurance  
Public liability

**PUBLIC RISK AMOUNT**

Amount of Cover Required

\$ 5000000

**SECURITY BOND (if applicable)**

Amount

\$ 1 month Rent

PTO

**GUARANTORS**

Full Name(s)  
(if Lessee is a company)

Home Address(es) \*

12 Beaumont Street  
High Lightview SA 5085

**SPECIAL CONDITIONS**

Details to be included  
in Lease

**NOTES**

Notes and Information not to  
be included in Lease

Please prepare a Memorandum of Lease in accordance with the above and forward the documentation to the undersigned for execution. We agree to execute the documents without delay and also confirm that we will pay your account for preparatory costs within fourteen (14) days of receipt.

DATE: 02 / 02 / 2017

For LESSOR

DATE: 01 / 02 / 2017

Mukeshkumar Patil

For LESSEE

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For LESSOR

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Mukeshkumar Patil

Patil

For LESSEE

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**THE LESSOR** (Full Name/s) Eva Pty Ltd atf Tanunda Property Trust  
(Landlord)                   ACN (if a Company) \_\_\_\_\_  
Mail Address               NO 1, 11 Indama Street  
                                     Regency Park SA 5010  
Contact Person             Anthony Farina  
Phone                       (H) \_\_\_\_\_ (M) 0411 545 961  
Email address:             anthony@bfrconstructions.com.au

**THE LESSEE** (Full Name/s) Mukeshkumar Sampatrao Patil.  
(Tenant)                    ACN (if a Company) \_\_\_\_\_  
                                     ABN 92067582647  
Mail Address               1/46 Murray street, Tanunda  
                                     SA, 5352  
Contact Person             \_\_\_\_\_  
Phone                       (H) 0425778397   (M) 08133278467

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                                      (NB: Must total at least 5 years)  
Commencement Date           01/02/2017





**Bond Number: 7369**

**Receipt Number: 5140**

**29-Dec-2008**

**Tenancies**

Level 1  
Chesser House  
91-97 Grenfell Street  
Adelaide SA 5000  
Telephone (08) 8204 9555  
[www.ocba.sa.gov.au](http://www.ocba.sa.gov.au)

Brock Harcourts Barossa  
88 Murray St  
TANUNDA SA 5352

RECEIVED  
07 JAN 2009

BY: \_\_\_\_\_

Dear Brock Harcourts Barossa

This statement confirms that the Tenancies Branch have received a Retail Shop Leases Bond Lodgment to which you are a party. The details are as below:

Agent Brock Harcourts Barossa

Lessee: Nick Hambour

Rental Address: Shop 1 Kael Arcade  
46 Murray St  
TANUNDA SA 5352

Bond Amount: \$1,708.60

This Receipt: \$1,708.60

Please quote your Bond Number in any correspondence that you have with this office.

Yours sincerely

A handwritten signature in blue ink, appearing to be "Bindu Anantula".

Bindu Anantula

