

COMMERCIAL PROPERTY LEASE AGREEMENT

Between

J & L Hirst Holdings Pty Ltd

LANDLORD

And

Aquila Holdings (WA) Pty Ltd

TENANT

Signed by the landlord:

Signed by the tenant:

This lease is suitable for factories, industrial units and offices,
it is not intended for use with retail shop premises.

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COMMERCIAL LEASE AGREEMENT

With guarantee and indemnity

This Agreement is made on the 9th day of August 2022.

The Landlord leases to the Tenant the Premises for the term of the Lease and at the Rent and on the conditions set out in this Agreement, together with necessary access over any Common Areas.

The Guarantor, if any, agrees to be bound by his or her obligations set out in this Agreement.

SCHEDULE

Item 1	Landlord	J & L Hirst Holdings Pty Ltd 13 Foskew Way Narngulu WA 6532 ABN – 13 651 135 723 [REDACTED] E-mail accounts@jmhgroup.net.au The Landlord is registered for Goods and Services Tax (GST)
Item 1A	Landlord's Agent	N/A
Item 2	Tenant	Aquila Holdings (WA) Pty Ltd t/as Vac West Industrial and Midwest Sweeping Contractors 41 Foskew Way Narngulu WA 6532 ABN – 40 659 814 276 Phone No – [REDACTED] E-mail accounts@vacwest.com.au
Item 3 (cl 34.1)	Guarantor	N/A
Item 4 (cl 2)	Premises	41 (Lot 130) Foskew Way Narngulu WA 6532
Item 5 (cl Error! Refer ence sour ce not foun d.)	Term of the Lease	The Lease starts on 10 August 2022 ("Start Date") and remains in force until 9 August 2027 ("End Date")
Item 6 (cl 5)	Rent	An Annual rental of [REDACTED] plus GST (if applicable), payable in equal Monthly instalments of [REDACTED] plus GST (if applicable).
Item 7 (cl 5.1)	Method of Payment	The Rent must be paid to the Landlord, or the Landlord's agent, into the following account: [REDACTED]
Item 8 (cl 4)	Security Deposit	N/A