

ALICIA MARSHALL

6 Eton Street, Malvern, S.A. 5061

Telephone: 0419 033 946

1 December 2022 (via email – hard copy in mail)

Mr Franco Princi
2/14 Miller Street
UNLEY SA 5061

Dear Franco

Re: 2/14 MILLER STREET, UNLEY - TENANCY EXTENSION

As you are aware your lease over the above property is due to expire on 31st January 2023.

We are happy to offer you a twelve (12) month extension at the current rental of \$660.00 per Fortnight up until the end of the lease period expiring on the 31st January 2024.

To accept the offer kindly sign both copies of this letter, have the document witnessed and dated. Return one copy to us within fourteen (14) days, retaining the other copy for your records. Enclosed stamped addressed envelope for your convenience.


Yours faithfully



Alicia Marshall

For and on behalf of
Victoria Marshall

Signed by the tenant on 7th day of December 2022


FRANCO PRINCI

WITNESS (Signature & full name and address)



MARK BLENCOWE
4A Wooldridge Ave
Millswood SA 5034



RESIDENTIAL TENANCY AGREEMENT

Schedule

APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA INCORPORATED
FOR THE EXCLUSIVE USE OF REISA MEMBERS

ITEM 1 - Agent	Company Name: <u>MONTANA CORPORATION PTY LTD.</u>		
	Company Representative: <u>ALICIA MARSHALL</u>		
	ABN:	REISA Member No: <u>BSR243008</u>	
	Address: <u>6 ETON STREET, MALVERN, 5061</u>		
	Telephone:	Work: _____ Mobile: <u>0419 033946</u>	Facsimile: _____ Other: _____
Email: _____			
ITEM 2 - Landlord	Name(s): <u>VICTORIA MARSHALL</u>		
	ABN (if applicable): _____		
	Address: <u>CT MONTANA CORPORATION P/LTD.</u>		
ITEM 3 - Tenant	Name(s): <u>FRANCO DOMING PRINCI</u>		
ITEM 4 - Premises	Address: <u>2/4 MILLER STREET, UNLEY 5061</u>		
ITEM 5 - Term	<input checked="" type="checkbox"/> Fixed:	Commencement Date: <u>13/06/2015</u>	End Date: <u>31/01/2017</u>
	<input type="checkbox"/> Periodic:	Commencement Date: <u> </u> / <u> </u> / <u> </u>	and continues until terminated in accordance with this Agreement
ITEM 6 - Rent	Amount:	Words <u>THREE HUNDRED & TWENTY FIVE</u> per week \$ <u>325-00</u> <u>DOLLARS</u>	
	Frequency:	Payable in advance: <input type="checkbox"/> Weekly <input checked="" type="checkbox"/> Fortnightly <input type="checkbox"/> Calendar monthly	
	Payments:	First payment of \$ <u>650-00</u> on <u>02/06/2015</u> with the next payment of \$ <u>650-00</u> on <u>27/06/2015</u> and thereafter \$ <u>650-00</u> on the <u>SATURDAY</u> of each <u>FORTNIGHT</u>	
	Payment Method:	<input type="checkbox"/> Cash <input type="checkbox"/> Bank Deposit Book <input checked="" type="checkbox"/> Direct Debit <input type="checkbox"/> Rent Card <input type="checkbox"/> Bank Cheque <input checked="" type="checkbox"/> Internet Transfer <input type="checkbox"/> As agreed	
ITEM 7 - Security Bond	Words <u>ONE THOUSAND NINE HUNDRED & FIFTY DOLLARS ONLY</u> \$ <u>1950-00</u>		
ITEM 8 - Outgoings (Clause 3.1.3)	<input checked="" type="checkbox"/> All water usage costs adjusted for the period of tenancy <input type="checkbox"/> All water usage costs in excess of _____ kL per annum, with such allowance to be adjusted for the period of tenancy <input checked="" type="checkbox"/> All water supply charges adjusted for the period of tenancy <input type="checkbox"/> No charge for water <input type="checkbox"/> Other (specify) _____		
	If the Property is not individually metered for a service, the Tenant must pay an apportionment of the cost of the service as set out below:		
	Service	Apportionment	
	<u>WATER USAGE</u>	<u>1/3 (33.33%)</u>	

EXECUTED AS AN AGREEMENT

Dated this 9th day of June 20 15

The Tenant(s) acknowledge receipt of:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Information Brochure (<i>Residential Tenancies Act 1995</i>) | <input type="checkbox"/> Instruction Manuals (Number <u> </u>) |
| <input checked="" type="checkbox"/> Inspection Sheet (2 copies) | <input type="checkbox"/> Additional Conditions Annexure |
| <input type="checkbox"/> Strata Articles | <input type="checkbox"/> Statutory Notice for Short Term Tenancy |
| <input type="checkbox"/> Community Title By-laws | <input checked="" type="checkbox"/> A copy of this Agreement |
| <input type="checkbox"/> Keys (Number <u> </u>) | <input type="checkbox"/> Other <u> </u> |
| <input checked="" type="checkbox"/> Remote control devices (Number <u>1</u>) | <input type="checkbox"/> Other <u> </u> |

Signed by the Tenant(s):

Name: FRANCO DOMINIC PRINCI

Signed by the Tenant(s):

Name:

Signed by the Tenant(s):

Name:

Signed by the Tenant(s):

Name:

Signed by or on behalf of the Landlord

Michael Marshall

☒ Agent as authorised

☐ Landlord

NOTE:

1. REISA recommends that you should not sign any document unless you are satisfied that you understand its terms.
2. Use of this Agreement by a non-member of REISA is a breach of Copyright.

NOTE: ALL PARTIES SHOULD INITIAL ALL PAGES

ITEM 9 – Insurance (Clause 3.1.13)	The Tenant must effect and maintain the following insurance policy during the Term: <input checked="" type="checkbox"/> Contents Insurance (for property other than that of the Landlord)			
ITEM 10 – Other Conditions	Other persons permitted to reside in the Premises:	Name(s)	NONE	
	Pets Approved: (Clause 3.2.11)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Details: NO PETS	
	Repair Instructions:	<input checked="" type="checkbox"/> Always contact Agent	ALICIA MARSHALL	
		<input type="checkbox"/> Nominated repairers	0419033946	
		Repairer:	Name: GUY MARSHALL Telephone: 0418 820145	
		Repairer:	Name: _____ Telephone: _____	
Additional Conditions: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> As detailed below <input type="checkbox"/> See annexure (page 3)				
SCHEDULE OF SPECIAL COVENANTS				

RENT PAYABLE TO

BANK SA

BSB 105-900

A/c No. 196647340

A/c NAME: GR & A.K. MARSHALL



RESIDENTIAL TENANCY AGREEMENT

Terms and Conditions

APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA INCORPORATED
FOR THE EXCLUSIVE USE OF REISA MEMBERS

1 Agreement	The Landlord agrees to rent the Property to the Tenant in accordance with the terms and conditions of this Agreement.
2 Definitions and Interpretation	<p>In this Agreement, unless a contrary intention appears:</p> <p>2.1 "Act" means the <i>Residential Tenancies Act 1995</i>;</p> <p>2.2 "Agent" means the person or organisation specified in Item 1 of the Schedule;</p> <p>2.3 "Ancillary Property" means the property identified or specified in the Inspection Sheet;</p> <p>2.4 "Landlord" means the person or organisation specified in Item 2 of the Schedule;</p> <p>2.5 "Premises" means the premises the subject of this Agreement specified in Item 4 of the Schedule;</p> <p>2.6 "Property" means the Premises and the Ancillary Property (if any);</p> <p>2.7 "Rent" means the amount specified in Item 6 of the Schedule and/or as varied in accordance with this Agreement;</p> <p>2.8 "Security Bond" means the amount specified in Item 7 of the Schedule;</p> <p>2.9 "Tenant" means the person or organisation specified in Item 3 of the Schedule;</p> <p>2.10 "Term" means the period this Agreement remains in force specified in Item 5 of the Schedule.</p> <p>The singular includes the plural and vice versa and references to natural persons include corporations and vice versa. Where more than one person is a party to this Agreement, the terms and conditions to be performed by them bind each party jointly and severally.</p>
3 Tenant's Rights and Obligations	<p>3.1 Subject to the provisions of the Act the Tenant must:</p> <p>3.1.1 pay the Rent to the Agent in full in the manner and at the times specified in Item 6 of the Schedule, unless the Agent has given the Tenant a notice in writing setting out an alternative method;</p> <p>3.1.2 pay the Security Bond to the Agent;</p> <p>3.1.3 pay all outgoings of the Property to the Agent including gas, electricity, telephone and oil, together with rates and charges for water specified in Item 8 of the Schedule, within fourteen (14) days of receipt of a notice for payment;</p> <p>3.1.4 keep the Property clean and secure, immediately notify the Landlord or the Agent of any damage to the Property and immediately report to the Landlord or the Agent any breakdown or fault in the equipment, electrical, smoke detectors or plumbing services in or on the Property;</p> <p>3.1.5 pay the cost of repair to "the Plumbing" (as defined in clause 3.2.3) when damage to it is as a result of a breach by the Tenant of this Agreement;</p> <p>3.1.6 keep the Property clear of rubbish, place household rubbish in a bin of the type approved by the local council, put the bin out for collection on the day of collection and retrieve it as soon as possible after it has been emptied;</p> <p>3.1.7 regularly mow the lawn, weed and water the garden to at least maintain any garden that is part of the Property to the same standard as applied at the commencement of the Term;</p> <p>3.1.8 keep all drains clear and not intentionally nor negligently do anything that will interfere with the proper operation of any Plumbing or drainage system on the Property;</p> <p>3.1.9 use the Premises solely as a place of residence;</p> <p>3.1.10 pay the cost of any repairs necessary because of damage to the Property as the result of an act or omission of the Tenant or any invitee of the Tenant;</p> <p>3.1.11 return to the Agent's office the completed Inspection Sheet required by the Regulations under the Act within fourteen (14) days of the commencement of the Term, together with details of any disputed item on that Inspection Sheet;</p> <p>3.1.12 where the Property includes a swimming pool or spa:</p> <p>3.1.12.1 supply and bear the cost of all necessary labour, chemicals and treatments to maintain the present condition of the swimming pool or spa;</p> <p>3.1.12.2 observe any instructions from the Landlord about the use or maintenance of the swimming pool or spa, including the correct chemical levels;</p> <p>3.1.12.3 not drain the swimming pool or spa without prior written consent of the Landlord;</p> <p>3.1.12.4 advise the Landlord or the Agent immediately upon becoming aware of any equipment, including fences or gates, being damaged or malfunctioning or of the condition of the pool or spa deteriorating such that remedial treatment is required.</p> <p>3.1.13 effect and maintain any policy of insurance specified in Item 9 of the Schedule during the Term and, on demand, produce to the Landlord or the Agent a certificate of currency for that insurance;</p> <p>3.1.14 indemnify and keep indemnified the Landlord and the Agent in respect of loss incurred or suffered as a result of any breach of this Agreement by the Tenant or any negligent act arising from the Tenant's use of the Property:</p> <p>3.1.14.1 this indemnity includes without limitation, loss due to bodily injury, sickness, or death or loss, destruction or damage to property;</p> <p>3.1.14.2 this indemnity survives the expiration or termination of this Agreement.</p> <p>3.2 The Tenant must not without the prior written consent of the Landlord:</p> <p>3.2.1 use, cause or permit the Property to be used for an illegal or unauthorised purpose;</p> <p>3.2.2 intentionally or negligently cause or allow others to intentionally or negligently damage the Property (including by driving nails, plugs or screws or fixing any adhesive material to any part of the Property);</p> <p>3.2.3 use any sink, basin, bath, lavatory, drain or similar facility ("the Plumbing") in or connected to the Property for other than their intended purpose;</p> <p>3.2.4 damage the Plumbing or the drainage or sewerage systems of the Property;</p> <p>3.2.5 affix any fixture or make any renovation, alteration or addition to the Property;</p> <p>3.2.6 remove or alter any fixture or device on the Property;</p> <p>3.2.7 cause or permit a nuisance or any interference with the reasonable peace, comfort or privacy of any person who resides in the immediate vicinity of the Property;</p> <p>3.2.8 assign this tenancy or sublet the Property;</p> <p>3.2.9 affix any television antenna, cable TV or satellite dish to the Property;</p> <p>3.2.10 install any air-conditioning unit on or in the Premises;</p> <p>3.2.11 keep any animals (including reptiles, mammals, birds, poultry or fish) on the Property;</p> <p>3.2.12 permit any bicycle or motor cycle to be brought into the living areas of the Premises or left anywhere in or near the Premises other than in an agreed parking place;</p> <p>3.2.13 place any advertisement, notice or sign on or in the Property;</p>

	<p>3.2.14 interfere with any machinery, plant or equipment belonging to the Landlord on the Property other than to operate it in accordance with the Landlord's or the manufacturer's instructions;</p> <p>3.2.15 allow any person other than the intended occupants notified to the Landlord prior to the commencement of this Agreement to remain on the Property for more than fourteen (14) days;</p> <p>3.2.16 alter, remove or add any locks or other security devices to the Property. In the event consent is granted, the Tenant must supply any key, device or updated security code to the Agent as soon as practicable;</p> <p>3.2.17 cause or permit smoking within the Premises.</p> <p>3.3 Where the Premises are a unit or lot under the <i>Strata Titles Act 1988</i> or the <i>Community Titles Act 1996</i> or are comprised in another form of multiple dwelling, the Tenant must not breach or permit a breach of the applicable Act or the Articles/By-Laws of the Corporation made under that Act, or (in regard to other premises) of any Articles or Rules that apply and in particular must not:</p> <p>3.3.1 park any motor vehicle or motor cycle in any place other than an allotted parking space;</p> <p>3.3.2 deposit any rubbish around the Property or any neighbouring properties other than in a bin provided for the purpose;</p> <p>3.3.3 place any pot or plant container or personal items on any window sill, balustrade, balcony or passageway or in any common areas;</p> <p>3.3.4 hang washing anywhere other than in areas provided for that purpose;</p> <p>3.3.5 use any communal laundry outside the times set by the Corporation.</p>
4 Landlord's Right of Entry	<p>Subject to the Act, the Tenant must allow the Landlord and/or the Agent to enter the Property in the following circumstances:</p> <p>4.1 immediately in the case of emergency;</p> <p>4.2 to inspect the Property or for any other purpose at any reasonable hour after giving the Tenant not less than seven (7) days nor more than fourteen (14) days prior written notice;</p> <p>4.3 at a previously arranged time, but not more than once every week for the purpose of collecting the Rent;</p> <p>4.4 to carry out repairs or maintenance at any reasonable time after giving the Tenant not less than forty eight (48) hours notice;</p> <p>4.5 for the purpose of showing the Property to prospective tenants at any reasonable hour and on a reasonable number of occasions during a period of twenty eight (28) days prior to the end of the Term, after giving the Tenant reasonable notice;</p> <p>4.6 for the purpose of showing the Property to prospective purchasers at any reasonable hour and on a reasonable number of occasions, after giving the Tenant four (4) days notice for scheduled "opens" and twenty four (24) hours notice for "inspections by appointment";</p> <p>4.7 with the consent of the Tenant given at or immediately before the time of entry.</p>
5 Landlord's Rights and Obligations	<p>5.1 Subject to the Act, the Landlord must:</p> <p>5.1.1 provide the Property in a reasonable state of cleanliness;</p> <p>5.1.2 provide and maintain the Property in a reasonable state of repair having regard to its age, character and prospective life, however the Landlord will not be regarded as being in breach of the obligation to repair unless the Landlord has been given written notice by the Tenant of the defect requiring repair and the Landlord fails to act with reasonable diligence to have the defect repaired;</p> <p>5.1.3 provide and maintain such locks and other devices as are necessary to ensure that the Property is reasonably secure;</p> <p>5.1.4 pay all rates, taxes and charges imposed in respect of the Property other than rates and charges for water that are agreed to be paid by the Tenant and specified in Item 8 of the Schedule;</p> <p>5.1.5 allow the Tenant to have quiet enjoyment of the Property during the Term.</p> <p>5.2 The Landlord must not:</p> <p>5.2.1 cause or permit any interference with the reasonable peace, comfort or privacy of the Tenant in the use by the Tenant of the Property;</p> <p>5.2.2 except where the Tenant is in default of this Agreement, alter, remove or add any lock or device of the type referred to in clause 5.1.3 without the Tenant's written or verbal consent.</p> <p>5.3 Subject to the Act, the Landlord may increase the Rent and Security Bond at any time during the Term, even if this Agreement is for a fixed term.</p>
6 Termination and Holding Over	<p>The Landlord and Tenant agree:</p> <p>6.1 this Agreement may only be terminated in accordance with the Act;</p> <p>6.2 subject to clause 6.3, the Landlord may terminate this Agreement on seven (7) days notice to the Tenant if the Tenant breaches it in any respect whatsoever;</p> <p>6.3 where the Landlord proposes to give a notice terminating this Agreement for non-payment of rent, the Rent must have been in arrears for at least fourteen (14) days before a notice of termination can be given;</p> <p>6.4 if, with the approval of the Landlord, the Tenant remains in occupation of the Property after the expiration of the Term, this Agreement continues until determined by either party in accordance with the Act;</p> <p>6.5 if the Tenant breaches this Agreement during its Term, and the Landlord re-lets the Property, then the Tenant will pay to the Agent the Landlord's reasonable re-letting costs including advertising, letting fee and any out of pocket expenses, together with the Rent to the date on which the Tenant is released (if applicable) from this Agreement;</p> <p>6.6 the Landlord may charge the Tenant for processing an application for consent to sublet the Property.</p>
7 Privacy Act 1988	<p>7.1 The parties agree and acknowledge that the Agent uses personal information collected from the Landlord and Tenant to act as the Landlord's agent and to perform their obligations under this Agreement. The Agent may also use such information collected to promote the services of the Agent and/or seek potential clients.</p> <p>7.2 The Agent may disclose information to other parties including media organisations, on the internet, to potential tenants, or to clients of the Agent both existing and potential, as well as to tradespeople, owners corporations, government and statutory bodies, other agents, and to third party operators of tenancy reference databases. By entering into this Agreement the Tenant acknowledges that if they fail to comply with their obligations under this Agreement that fact and any other relevant information collected about the Tenant during the course of the tenancy may also be disclosed to other agents and third party operators of tenancy reference databases.</p> <p>7.3 The Agent will only disclose information in this way to other parties as required to perform their duties under this Agreement, to achieve the purposes specified above or as otherwise allowed under the <i>Privacy Act 1988</i>.</p> <p>7.4 If the Tenant would like to access this information, they can do so by contacting the Agent at the address and contact numbers contained in this Agreement. The Tenant can also correct this information if it is inaccurate, incomplete or out-of-date.</p>
8 Other Conditions	<p>This Agreement includes such other terms and conditions as specified in Item 10 of the Schedule.</p>
9 General	<p>9.1 This Agreement is governed by and construed in accordance with the laws from time to time in force in South Australia and the parties submit to the non-exclusive jurisdiction of the Courts of this State.</p> <p>9.2 If any provision of this Agreement shall be found by a court of competent jurisdiction to be invalid or unenforceable in law, then in such case the parties hereby request and direct such court to sever such provision from this Agreement.</p>

[Handwritten signatures]

SCHEDULE OF SPECIAL COVENANTS

1. The Landlord reserves the right to review the rental after a period of six months from the commencement of the Agreement.
2. The Tenant agrees to operate all equipment in strict accordance with the Manufactures instructions.
3. The Tenant hereby agrees to pay all charges relating to any telephone service and further agrees to leave an intact service on vacating.
4. The Tenant hereby agrees that if for any reason whatsoever he/she has to break this Agreement during the said term of the Agreement the Landlord's Agent shall have authority to relet, assign or sublease on the Tenant's behalf. RENTAL MUST BE PAID IN ADVANCE AS PER THE RESIDENTIAL TENANCY AGREEMENT UNTIL THE PROPERTY IS RELET. The Tenant will pay the landlord's reasonable costs. The cost pertaining to breach of Fixed term tenancy are proportionate depending on the term left in the Agreement and Include Letting Fee, Advertising and any out-of pocket expenses to the date in which he/she is released from this Agreement.
5. The Tenant agrees to maintain his/her portion of garden at his/her cost to the satisfaction of the Landlord (or his Agent) throughout the duration of the Agreement, including mowing lawns, watering, weeding, pruning and fertilising, raking of gravel (if applicable) and removal of rubbish. Should any plants die through neglect of the Tenant, the tenant undertakes to replace same at his/her cost.
6. The Tenant agrees not to grow/cultivate any illegal plants or substance whilst a tenant at this property.
7. The Tenant acknowledges that only one garage/car park space is allocated to this unit under this Tenancy Agreement. The Tenant agrees to only park in this space provided and otherwise to avail himself of the public car parking on the street.
8. No more than 1...person/s shall permanently reside on the premises.
9. The Tenant acknowledges that he/she has received a copy of "Emergency Maintenance Guide" and has read and understood contents therein. The Tenant also acknowledges that he/she is prepared to abide by the instructions contained therein. Should the tenant not abide by instructions contained therein he/she will bear the costs relating to any maintenance, both for labour and materials, and will be responsible for the standard of the tradesmen.

Two handwritten signatures in black ink are located at the bottom right of the page. The first signature is a stylized 'JH' and the second is a more complex, cursive signature.

10. The Tenant has a responsibility under the residential Tenancies Tribunal Act, 1978, to return to the Landlord/Agent the completed and signed inspection Sheet. This Landlord/Agent request that the Tenant return same within 14 days of this Tenancy commencing. The Landlord/Agent advises the Tenant that should there be an area of dispute with regard to the coding of the Inspection Sheet it is in the Tenants interest to notify the Landlord/Agent within the 14 day period to obtain clarification of the matter to the satisfaction of both parties.
11. The Tenant acknowledges that household garbage must be placed in an approved watertight and vermin proof bin with handles and well fitting lid. Plastic bags and cardboard cartons are not approved receptacles. The bin is to be placed out for collection on the day of collection only and removed from the same night (after collection). It is the Tenants responsibility to ensure that the receptacle is kept in a clean and hygienic condition at all times.
12. The Tenant acknowledges that no pets are to be kept in or upon the premises throughout the tem of the Tenancy.
13. The Tenant agrees to have all carpets steam cleaned upon the expiry or termination of the Agreement by a professional carpet cleaner to be nominated by the Landlord/Agent. The Tenant agrees to produce a receipt at the Bond inspection to confirm the work has been carried out.
14. The Tenant acknowledges that direct debit or internet transfer payments are to be made to the Landlord/Agent nominated bank account.
15. At the expiration of this Tenancy the Tenant acknowledges that a final inspection will be conducted by the Agent only after all of the Tenant's chattels are removed, the property cleaned, final gardening concluded, rubbish removed and keys returned to the office. The Tenant will be responsible for payment of rent until all the above requirements are satisfied.
16. The Tenant/s acknowledge that the Bond will not be refunded until all responsibilities are discharged.
17. The Landlord shall bear all rates, taxes and charges imposed in respect of the premises under the Local Government Act, Land Tax Act, Water and Sewerage Act and Irrigation Act except for WATER USAGE & SUPPLY CHARGE WHICH IS PAYABLE BY THE TENANT.
18. The Tenant hereby agrees to supply and replace at his/her expense any blown light globes, tap washers and batteries during the term of the said Tenancy.

Two handwritten signatures in black ink, one on the left and one on the right, appearing to be initials or names.

19. The Tenant agrees to test all smoke detectors is supplied on a regular basis and to ensure that they are in good working order and to replace batteries when required so that the smoke alarm is always working to its full capacity.
20. Where there is a safety switch or circuit breakers installed in the meter box the tenant is required to disconnect all appliances and reset the switch, in this event of the power going out. Tenants must then turn on the appliances one by one until the faulty appliance causing the problem is identified. The Landlord will not be responsible for electrician accounts unless these steps are followed.
21. The Tenant acknowledges that he/she must obtain from the Landlord/Agent written consent if he/she intends to have a water bed of any description on the said premises.
22. The Tenant acknowledges that he/she must maintain their own "Contents Insurance Policy".
23. Tenant hereby agrees to have all mail redirected at the end of his/her tenancy, and any mail that is received for the previous occupier is to be redirected to the Landlord/Agent within seven(7) days.
24. The Tenant agrees to accept full responsibility for any damage caused by his/her pot plants to any part of the property including floor coverings.
25. The Tenant agrees to accept to advise the relevant authorities (for example electricity & gas) of his/her departure date and make suitable arrangements to finalise these accounts.
26. The Tenant hereby agrees to provide at his/her own expense an oil drip tray and not allow any vehicles to drip oil onto the driveway or parking area.
27. The Tenant hereby agrees not to use any kerosene type heaters at the said premises nor store any dangerous chemicals or substances.

TENANT  DATE 9/6/2015

TENANT DATE 

Agent. LANDLORD  DATE 9/6/2015



MONTANA CORPORATION PTY LTD

6 Eton Street, Malvern, S.A. 5061

Telephone: 0419 033 946

1 December 2022 (via email – hard copy in mail)

Ms Jessica Chesser
3/14 Miller Street
UNLEY SA 5061

Dear Jessica

Re: 3/14 MILLER STREET, UNLEY - TENANCY EXTENSION

As you are aware your lease over the above property is due to expire on 31st January 2023.

We are happy to offer you a twelve (12) month extension at the current rental of \$670.00 per Fortnight up until the end of the lease period expiring on the 31st January 2024.

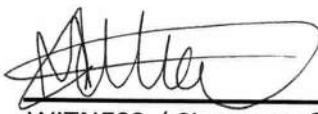
To accept the offer kindly sign both copies of this letter, have the document witnessed and dated. Return one copy to us within fourteen (14) days, retaining the other copy for your records. Enclosed stamped addressed envelope for your convenience.

Yours faithfully

Alicia Marshall
Director

Signed by the tenant on 5 day of December 2022


JESSICA CHESSER


WITNESS (Signature & full name and address)

MADISON LANTHOIS - 5 MARGARET ST

CLARENCE PARK.



RESIDENTIAL TENANCY AGREEMENT Schedule

APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA INCORPORATED
FOR THE EXCLUSIVE USE OF REISA MEMBERS

ITEM 1 - Agent	Company Name:			
	Company Representative:			
	ABN:	REISA Member No.		
	Address:			
	Telephone:	Work:	Facsimile:	
		Mobile:	Other:	
	Email:			
ITEM 2 - Landlord	Name(s): MONTANA CORPORATION PTY LTD			
	ABN (if applicable):			
	Address: CT 6 ETON STREET, MALVERN 5061			
ITEM 3 - Tenant	Name(s): JESSICA CHESSE			
ITEM 4 - Premises	Address: 3/14 MILLER STREET, UNLEY 5061			
ITEM 5 - Term	<input checked="" type="checkbox"/> Fixed	Commencement Date: 01 / 04 / 20	End Date: 31 / 01 / 2021	
	<input type="checkbox"/> Periodic	Commencement Date:	and continues until terminated in accordance with this Agreement	
ITEM 6 - Rent	Amount:	Words: THREE HUNDRED & THIRTY FIVE per week \$ 335-00		
	Frequency:	Payable in advance: <input type="checkbox"/> Weekly <input checked="" type="checkbox"/> Fortnightly <input type="checkbox"/> Calendar monthly		
	Payments:	First payment of \$ 670-00 on 20 / 03 / 2020 with the next payment of \$ 670-00 on 15 / 04 / 2020 and thereafter \$ 670-00 on the WEDNESDAY each FORTNIGHT		
	Payment Method:	<input type="checkbox"/> Cash <input type="checkbox"/> Bank Deposit Book <input checked="" type="checkbox"/> Direct Debit <input type="checkbox"/> Rent Card <input type="checkbox"/> Bank Cheque <input checked="" type="checkbox"/> Internet Transfer <input type="checkbox"/> As agreed		
ITEM 7 - Security Bond	Words: TWO THOUSAND & TEN DOLLARS \$ 2010-00 ONLY			
ITEM 8 - Outgoings (Clause 2.1.3)	<input checked="" type="checkbox"/> All water usage costs adjusted for the period of tenancy <input type="checkbox"/> All water usage costs in excess of _____ kL per annum with such allowance to be adjusted for the period of tenancy <input checked="" type="checkbox"/> All water supply charges adjusted for the period of tenancy <input type="checkbox"/> No charge for water <input type="checkbox"/> Other (specify):			
If the Property is not individually metered for a service, the Tenant must pay an apportionment of the cost of the service as set out below.				
Service		Apportionment		
WATER SA		1/3 WATER USAGE		

[Handwritten signature]

ITEM 9 --
Insurance
(Clause 3.1.13)

The Tenant must effect and maintain the following insurance policy during the Term

☒ Contents Insurance (for property other than that of the Landlord)

ITEM 10 -- Other
Conditions

Other persons permitted
to reside in the
Premises:

Name(s) **NONE**

Pets Approved:
(Clause 3.2.11)

☒ No

☐ Yes

Details:

Repair Instructions:

☒ Always contact Agent

☐ Nominated repairers

Repairer: Name: **GUY MARSHALL**

Telephone: **0418 820 145**

Repairer: Name:

Telephone:

Additional Conditions:

☐ N/A

☒ As detailed below

☐ See annexure (page 3)

SCHEDULE OF SPECIAL COVENANTS

RENTAL PAYMENTS TO :

MONTANA CORPORATION Pty LTD

BSB: 105-148

A/c No: 005 154 340



RESIDENTIAL TENANCY AGREEMENT

Terms and Conditions

APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA INCORPORATED
FOR THE EXCLUSIVE USE OF REISA MEMBERS

1 Agreement

2 Definitions and Interpretation

The Landlord agrees to rent the Property to the Tenant in accordance with the terms and conditions of this Agreement.

In this Agreement, unless a contrary intention appears:

- 2.1 "Act" means the Residential Tenancies Act 1995;
- 2.2 "Agent" means the person or organisation specified in Item 1 of the Schedule;
- 2.3 "Ancillary Property" means the property identified or specified in the Inspection Sheet;
- 2.4 "Landlord" means the person or organisation specified in Item 2 of the Schedule;
- 2.5 "Premises" means the subject of this Agreement specified in Item 4 of the Schedule;
- 2.6 "Property" means the Premises and the Ancillary Property (if any);
- 2.7 "Rent" means the amount specified in Item 6 of the Schedule and/or as varied in accordance with this Agreement;
- 2.8 "Security Bond" means the amount specified in Item 7 of the Schedule;
- 2.9 "Tenant" means the person or organisation specified in Item 3 of the Schedule;
- 2.10 "Term" means the period this Agreement remains in force specified in Item 5 of the Schedule.

The singular includes the plural and vice versa and it extends to natural persons in plural as well as to companies and corporations. Where more than one person is a party to this Agreement, the terms and conditions to be performed by them bind each party jointly and severally.



3 Tenant's Rights and Obligations

- 3.1 Subject to the provisions of the Act the Tenant must:
 - 3.1.1 pay the Rent to the Agent in full in the manner and at the times specified in Item 6 of the Schedule, unless the Agent has given the Tenant a notice in writing setting out an alternative method;
 - 3.1.2 pay the Security Bond to the Agent;
 - 3.1.3 pay all outgoings of the Property to the Agent including gas, electricity, telephone and oil, together with rates and charges for water specified in Item 8 of the Schedule, within fourteen (14) days of receipt of a notice for payment;
 - 3.1.4 keep the Property clean and secure, immediately notify the Landlord or the Agent of any damage to the Property and immediately report to the Landlord or the Agent any breakdown or fault in the equipment, electrical, smoke detectors or plumbing services in or on the Property;
 - 3.1.5 pay the cost of repair to "the Plumbing" (as defined in clause 3.2.3) when damage to it is as a result of a breach by the Tenant of this Agreement;
 - 3.1.6 keep the Property clear of rubbish, place household rubbish in a bin of the type approved by the local council, put the bin out for collection on the day of collection and relieve it as soon as possible after it has been emptied;
 - 3.1.7 regularly mow the lawn, weed and water the garden to at least maintain any garden that is part of the Property in the same standard as applied at the commencement of the Term;
 - 3.1.8 keep all drains clear and not intentionally or negligently do anything that will interfere with the proper operation of any plumbing or drainage system on the Property;
 - 3.1.9 use the Premises solely as a place of residence;
 - 3.1.10 pay the cost of any repairs necessary because of damage to the Property as the result of an act or omission of the Tenant or any invitee of the Tenant;
 - 3.1.11 return to the Agent's office the completed Inspection Sheet required by the Regulations under the Act within fourteen (14) days of the commencement of the Term, together with details of any disputed item on that Inspection Sheet;
 - 3.1.12 where the Property includes a swimming pool or spa:
 - 3.1.12.1 supply and bear the cost of all necessary labour, chemicals and treatments to maintain the present condition of the swimming pool or spa;
 - 3.1.12.2 observe any instructions from the Landlord about the use or maintenance of the swimming pool or spa, including the correct chemical levels;
 - 3.1.12.3 not drain the swimming pool or spa without prior written consent of the Landlord;
 - 3.1.12.4 advise the Landlord or the Agent immediately upon becoming aware of any equipment, including fences or gates, being damaged or malfunctioning or of the condition of the pool or spa deteriorating such that remedial treatment is required;
 - 3.1.13 effect and maintain any policy of insurance specified in Item 9 of the Schedule during the Term and, on demand, produce to the Landlord or the Agent a certificate of currency for that insurance;
 - 3.1.14 indemnify and keep indemnified the Landlord and the Agent in respect of loss incurred or suffered as a result of any breach of this Agreement by the Tenant or any negligent act arising from the Tenant's use of the Property:
 - 3.1.14.1 this indemnity includes without limitation, loss due to bodily injury, sickness, or death or loss, destruction or damage to property;
 - 3.1.14.2 this indemnity survives the expiration or termination of this Agreement.
- 3.2 The Tenant must not without the prior written consent of the Landlord:
 - 3.2.1 use, cause or permit the Property to be used for an illegal or unauthorised purpose;
 - 3.2.2 intentionally or negligently cause or allow others to intentionally or negligently damage the Property (including by driving nails, plugs or screws or fixing any adhesive material to any part of the Property);
 - 3.2.3 use any sink, basin, bath, lavatory, drain or similar facility ("the Plumbing") in or connected to the Property for other than their intended purpose;
 - 3.2.4 damage the Plumbing or the drainage or sewerage systems of the Property;
 - 3.2.5 affix any fixture or make any renovation, alteration or addition to the Property;
 - 3.2.6 remove or alter any fixture or device on the Property;
 - 3.2.7 cause or permit a nuisance or any interference with the reasonable peace, comfort or privacy of any person who resides in the immediate vicinity of the Property;
 - 3.2.8 assign this tenancy or sublet the Property;
 - 3.2.9 affix any television antenna, cable TV or satellite dish to the Property;
 - 3.2.10 install any air-conditioning unit on or in the Premises;
 - 3.2.11 keep any animals (including reptiles, mammals, birds, poultry or fish) on the Property;
 - 3.2.12 permit any bicycle or motor cycle to be brought into the living areas of the Premises or left anywhere in or near the Premises other than in an agreed parking place;
 - 3.2.13 place any advertisement, notice or sign on or in the Property;

[Handwritten signature]

	<p>3.2.14 interfere with any machinery, plant or equipment belonging to the Landlord on the Property other than in accordance with the Landlord's or the manufacturer's instructions;</p> <p>3.2.15 allow any person other than the intended occupants notified to the Landlord prior to the commencement of this Agreement to remain on the Property for more than fourteen (14) days;</p> <p>3.2.16 alter, remove or add any locks or other security devices to the Property. In the event consent is granted, the Tenant must supply any key, device or updated security code to the Agent as soon as practicable;</p> <p>3.2.17 cause or permit smoking within the Premises;</p> <p>3.3 Where the Premises are a unit or lot under the <i>Strata Titles Act 1988</i> or the <i>Community Titles Act 1996</i> or are comprised in another form of multiple dwelling, the Tenant must not breach or permit a breach of the applicable Act or the Articles/By-Laws of the Corporation made under that Act, or (in regard to other premises) of any Articles or Rules that apply and in particular must not:</p> <p>3.3.1 park any motor vehicle or motor cycle in any place other than an allotted parking space;</p> <p>3.3.2 deposit any rubbish around the Property or any neighbouring properties other than in a bin provided for the purpose;</p> <p>3.3.3 place any pot or plant container or personal items on any window sill, balustrade, balcony or passageway or in any common areas;</p> <p>3.3.4 hang washing anywhere other than in areas provided for that purpose;</p> <p>3.3.5 use any common area in any way outside the times set by the Corporation.</p>
4 Landlord's Right of Entry	<p>Subject to the Act, the Tenant must allow the Landlord and/or the Agent to enter the Property in the following circumstances:</p> <p>4.1 immediately in the case of emergency;</p> <p>4.2 to inspect the Property or for any other purpose at any reasonable hour after giving the Tenant not less than seven (7) days for more than fourteen (14) days prior written notice;</p> <p>4.3 at a previously arranged time, but not more than once every week for the purpose of collecting the Rent;</p> <p>4.4 to carry out repairs or maintenance at any reasonable time after giving the Tenant not less than forty eight (48) hours notice;</p> <p>4.5 for the purpose of showing the Property to prospective tenants at any reasonable hour and on a reasonable number of occasions during a period of twenty eight (28) days prior to the end of the Term, after giving the Tenant reasonable notice;</p> <p>4.6 for the purpose of showing the Property to prospective purchasers at any reasonable hour and on a reasonable number of occasions, after giving the Tenant four (4) days notice for scheduled "opens" and twenty four (24) hours notice for "inspections by appointment";</p> <p>4.7 with the consent of the Tenant given at or immediately before the time of entry.</p>
5 Landlord's Rights and Obligations	<p>5.1 Subject to the Act, the Landlord must:</p> <p>5.1.1 provide the Property in a reasonable state of cleanliness;</p> <p>5.1.2 provide and maintain the Property in a reasonable state of repair having regard to its age, character and prospective life, however the Landlord will not be regarded as being in breach of the obligation to repair unless the Landlord has been given written notice by the Tenant of the defect requiring repair and the Landlord fails to act with reasonable diligence to have the defect repaired;</p> <p>5.1.3 provide and maintain such locks and other devices as are necessary to ensure that the Property is reasonably secure;</p> <p>5.1.4 pay all rates, taxes and charges imposed in respect of the Property other than rates and charges for water that are agreed to be paid by the Tenant and specified in Item 8 of the Schedule;</p> <p>5.1.5 allow the Tenant to have quiet enjoyment of the Property during the Term.</p> <p>5.2 The Landlord must not:</p> <p>5.2.1 cause or permit any interference with the reasonable peace, comfort or privacy of the Tenant in the use by the Tenant of the Property;</p> <p>5.2.2 except where the Tenant is in default of this Agreement, alter, remove or add any lock or device of the type referred to in clause 5.1.3 without the Tenant's written or verbal consent.</p> <p>5.3 Subject to the Act, the Landlord may increase the Rent and Security Bond at any time during the Term, even if this Agreement is for a fixed term.</p>
6 Termination and Holding Over	<p>The Landlord and Tenant agree:</p> <p>6.1 this Agreement may only be terminated in accordance with the Act;</p> <p>6.2 subject to clause 6.3, the Landlord may terminate this Agreement on seven (7) days notice to the Tenant if the Tenant breaches it in any respect whatsoever;</p> <p>6.3 where the Landlord proposes to give a notice terminating this Agreement for non-payment of rent, the Rent must have been in arrears for at least fourteen (14) days before a notice of termination can be given;</p> <p>6.4 if, with the approval of the Landlord, the Tenant remains in occupation of the Property after the expiration of the Term, this Agreement continues until determined by either party in accordance with the Act;</p> <p>6.5 if the Tenant breaches this Agreement during its Term, and the Landlord re-lets the Property, then the Tenant will pay to the Agent the Landlord's reasonable re-letting costs including advertising, letting fee and any out of pocket expenses, together with the Rent to the date on which the Tenant is released (if applicable) from this Agreement;</p> <p>6.6 the Landlord may disclose Tenant's information for processing an application for consent to sublet the Property.</p>
7 Privacy Act 1988	<p>7.1 The parties agree and acknowledge that the Agent uses personal information collected from the Landlord and Tenant to act as the Landlord's agent and to perform their obligations under this Agreement. The Agent may also use such information collected to promote the services of the Agent and/or seek potential clients.</p> <p>7.2 The Agent may disclose information to other parties including media organisations, on the internet, to potential tenants, or to clients of the Agent both existing and potential, as well as to tradespeople, owners corporations, government and statutory bodies, other agents, and to third party operators of tenancy reference databases. By entering into this Agreement the Tenant acknowledges that if they fail to comply with their obligations under this Agreement that fact and any other relevant information collected about the Tenant during the course of the tenancy may also be disclosed to other agents and third party operators of tenancy reference databases.</p> <p>7.3 The Agent will only disclose information in this way to other parties as required to perform their duties under this Agreement, to achieve the purposes specified above or as otherwise allowed under the Privacy Act 1988.</p> <p>7.4 If the Tenant would like to access this information, they can do so by contacting the Agent at the address and contact numbers contained in this Agreement. The Tenant can also correct this information if it is inaccurate, incomplete or out of date.</p>
8 Other Conditions	This Agreement includes such other terms and conditions as specified in Item 10 of the Schedule.
9 General	<p>9.1 This Agreement is governed by and construed in accordance with the laws from time to time in force in South Australia and the parties submit to the non-exclusive jurisdiction of the Courts of this State.</p> <p>9.2 If any provision of this Agreement shall be found by a court of competent jurisdiction to be invalid or unenforceable in law, then in such case the parties hereby request and direct such court to sever such provision from this Agreement.</p>

SCHEDULE OF SPECIAL COVENANTS

- ~~1. The Landlord reserves the right to review the rental after a period of six months from the commencement of the Agreement.~~ 
 2. The Tenant agrees to operate all equipment in strict accordance with the Manufactures instructions
 3. The Tenant hereby agrees to pay all charges relating to any telephone service and further agrees to leave an intact service on vacating
 4. The Tenant hereby agrees that if for any reason whatsoever he/she has to break this Agreement during the said term of the Agreement the Landlord's Agent shall have authority to relet, assign or sublease on the Tenant's behalf. RENTAL MUST BE PAID IN ADVANCE AS PER THE RESIDENTIAL TENANCY AGREEMENT UNTIL THE PROPERTY IS RELET. The Tenant will pay the landlord's reasonable costs. The cost pertaining to breach of Fixed term tenancy are proportionate depending on the term left in the Agreement and Include Letting Fee, Advertising and any out-of pocket expenses to the date in which he/she is released from this Agreement.
 5. The Tenant agrees to maintain his/her portion of garden at his/her cost to the satisfaction of the Landlord (or his Agent) throughout the duration of the Agreement, including mowing lawns, watering, weeding, pruning and fertilising, raking of gravel (if applicable) and removal of rubbish. Should any plants die through neglect of the Tenant, the tenant undertakes to replace same at his/her cost
 6. The Tenant agrees not to grow/cultivate any illegal plants or substance whilst a tenant at this property
 7. The Tenant acknowledges that only one garage/car park space is allocated to this unit under this Tenancy Agreement. The Tenant agrees to only park in this space provided and otherwise to avail himself of the public car parking on the street.
 8. No more than (1) person/s shall permanently reside on the premises.
 9. The Tenant acknowledges that he/she has received a copy of "Emergency Maintenance Guide" and has read and understood contents therein. The Tenant also acknowledges that he/she is prepared to abide by the instructions contained therein. Should the tenant not abide by instructions contained therein he/she will bear the costs relating to any maintenance, both for labour and materials, and will be responsible for the standard of the tradesmen.
- 

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Small, faint text or markings near the top right of the page.

10. The Tenant has a responsibility under the residential Tenancies Tribunal Act, 1978, to return to the Landlord/Agent the completed and signed inspection Sheet. This Landlord/Agent request that the Tenant return same within 14 days of this Tenancy commencing. The Landlord/Agent advises the Tenant that should there be an area of dispute with regard to the coding of the Inspection Sheet it is in the Tenants interest to notify the Landlord/Agent within the 14 day period to obtain clarification of the matter to the satisfaction of both parties.
11. The Tenant acknowledges that household garbage must be placed in an approved watertight and vermin proof bin with handles and well fitting lid. Plastic bags and cardboard cartons are not approved receptacles. The bin is to be placed out for collection on the day of collection only and removed from the same night (after collection). It is the Tenants responsibility to ensure that the receptacle is kept in a clean and hygienic condition at all times.
12. The Tenant acknowledges that no pets are to be kept in or upon the premises throughout the term of the Tenancy.
13. The Tenant agrees to have all carpets steam cleaned upon the expiry or termination of the Agreement by a professional carpet cleaner to be nominated by the Landlord/Agent. The Tenant agrees to produce a receipt at the Bond inspection to confirm the work has been carried out.
14. The Tenant acknowledges that direct debit or internet transfer payments are to be made to the Landlord/Agent nominated bank account.
15. At the expiration of this Tenancy the Tenant acknowledges that a final inspection will be conducted by the Agent only after all of the Tenant's chattels are removed, the property cleaned, final gardening concluded, rubbish removed and keys returned to the office. The Tenant will be responsible for payment of rent until all the above requirements are satisfied.
16. The Tenant/s acknowledge that the Bond will not be refunded until all responsibilities are discharged.
17. The Landlord shall bear all rates, taxes and charges imposed in respect of the premises under the Local Government Act, Land Tax Act, Water and Sewerage Act and Irrigation Act except for WATER USAGE & SUPPLY CHARGE WHICH IS PAYABLE BY THE TENANT.
18. The Tenant hereby agrees to supply and replace at his/her expense any blown light globes, tap washers and batteries during the term of the said Tenancy.



- 19 The Tenant agrees to test all smoke detectors is supplied on a regular basis and to ensure that they are in good working order and to replace batteries when required so that the smoke alarm is always working to its full capacity
- 20 Where there is a safety switch or circuit breakers installed in the meter box the tenant is required to disconnect all appliances and reset the switch, in this event of the power going out Tenants must then turn on the appliances one by one until the faulty appliance causing the problem is identified The Landlord will not be responsible for electrician accounts unless these steps are followed
- 21 The Tenant acknowledges that he/she must obtain from the Landlord/Agent written consent if he/she intends to have a water bed of any description on the said premises
- 22 The Tenant acknowledges that he/she must maintain their own "Contents Insurance Policy"
- 23 Tenant hereby agrees to have all mail redirected at the end of his/her tenancy, and any mail that is received for the previous occupier is to be redirected to the Landlord/Agent within seven(7) days
- 24 The Tenant agrees to accept full responsibility for any damage caused by his/her pot plants to any part of the property including floor coverings
- 25 The Tenant agrees to accept to advise the relevant authorities (for example electricity & gas) of his/her departure date and make suitable arrangements to finalise these accounts
- 26 The Tenant hereby agrees to provide at his/her own expense an oil drip tray and not allow any vehicles to drip oil onto the driveway or parking area
- 27 The Tenant hereby agrees not to use any kerosene type heaters at the said premises nor store any dangerous chemicals or substances

TENANT

DATE 19/3/2020

TENANT

DATE

LANDLORD

DATE 19/03/2020

EXECUTED AS AN AGREEMENT

Dated NINETEENTH day of MARCH 2020

The Tenant(s) acknowledge receipt of:

- ☒ Information Brochure (*Residential Tenancies Act 1995*)
- ☐ Inspection Sheet (2 copies)
- ☐ Strata Articles
- ☐ Community Life By-laws
- ☒ Keys (Number 2)
- ☒ Remote Control Devices (Number 1)

- ☒ Instruction Manuals (Number 1)
- ☐ Additional Conditions Annexure
- ☐ Statutory Notice for Short Term Tenancy
- ☒ A copy of this Agreement
- ☐ Other _____
- ☐ Other _____

Signed by the Tenant(s):

[Signature]
Name: Jessica Chesser

Signed by the Tenant(s)

Name: _____

Signed by the Tenant(s):

Name: _____

Signed by the Tenant(s):

Name: _____

Signed by or on behalf of the Landlord

[Signature]

☐ Agent as authorised

☒ Landlord

NOTE:

- 1. REISA recommends that you should not sign any document unless you are satisfied that you understand its terms.
- 2. Use of this Agreement by a non-member of REISA is a breach of Copyright.

NOTE: ALL PARTIES SHOULD INITIAL ALL PAGES

[Signature]

RESERVED PARKING CONTRACT (SHORT TERM)

SPACE NUMBER "A & B"

AT: 14 Miller Street, Unley, SA 5061 (At rear off Park Lane)

DATE COMMENCING: 13 December 2018

FEE: \$ 216.66 pcm

EXPIRY DATE: 12 December 2019 with a right of renewal for one (1) year

APPLICANT: Manills Nominees Pty Ltd As trustee for the Barodo Unit Trust

ADDRESS: Level 1, Suite 5, 102 Greenhill Road, Unley, SA 5061

WORK PHONE NO: 1300 622 200 CONTACT MOBILE NO: 0408 802 418

CONTACT PERSON: Feryal Daou

PAYMENT TO;

Alicia Marshall BANKSA EFT HSB 105-148 A/C NO: 5152740

Definitions: the Applicant means you

the Owner means G R Marshall (Contact 0419 033 946)

the fee means the amount that you must pay to the Owner each calendar month

Car park means the Car Park shown above

The Applicant applies to use reserved parking space "A & B" at the car park named above for the fee set out in this contract. If the Owner accepts this application, the Applicant agrees to be bound by the following terms and conditions.

1. The Fee must be paid to the Owner each calendar month in advance for each month or part month that this contract continues
2. The Applicant must only use the parking space allocated.
3. The car park can be used 24 hours per day.
4. The Owner is not liable for any loss or damage, however it occurs, to your vehicle or its accessories and equipment or for anything that you may have in or on your vehicle while it is parked in the car park.
5. The Applicant agrees that it is the responsibility of the driver to make sure that the parked vehicle's lights are switched off, the ignition keys are removed and the vehicle securely locked.

Signed by the

Applicant/s.....



Date 12/12/18

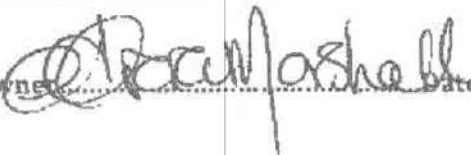
In the presence of

(witness).....



Date 12/12/18

Signed for & on behalf of Owner.....



Date 12/12/2018

From: Alicia Marshall <alicia.marshall@gmx.com>
Sent: Tuesday, 13 December 2022 8:36 AM
To: Feryal Daou <feryal@mcfg.com.au>
Subject: LEASE EXPIRY - Park Lane Carparks

Good Morning Feryal

I refer to our car parking agreement which expired yesterday 12 December 2022.

Can you please advise by return email if you wish to take up a further twelve (12) months at the same rental of \$216.66 per calendar month.

Your new expiry date will be 12/12/2023 should you accept.

Kind Regards

Alicia Marshall
Ph 0419 033 946
alicia.marshall@gmx.com

From: Feryal Daou <feryal@mcfg.com.au>
Subject: RE: LEASE EXPIRY - Park Lane Carparks
Date: 15 December 2022 at 9:46 am
To: Alicia Marshall <alicia.marshall@gmx.com>

Good Morning Alicia,

Apologies for the delay in responding however I am currently on sick leave. I confirm that we wish to continue the car parking agreement for the same rental cost.

Thank you.

Kind Regards,



Feryal Daou
Practice Administrator

☎ 1300 622 200
🌐 www.mcfg.com.au
✉ feryal@mcfg.com.au
📍 Suite 5, Level 1, 102 Greenhill Road, Unley SA 5061
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