



Contact: Small Business Team  
Direct Line:  
Your Ref:

## Retail Business Insurance

LVL 13 DARLING PARK  
201 SUSSEX STREET  
SYDNEY NSW 2000

Date: 9 July 2024

GPO Box 244, SYDNEY NSW 2001  
Telephone: 132 818  
Facsimile: 1300 367 310

SOUTH COAST A A SERVICE COUNC  
PO BOX 16  
FAIRY MEADOW NSW 2519

Dear Sir/Madam,

### Certificate of Currency

This Certificate of Currency confirms the details of the Business Insurance Policy as of the issue date. This document is prepared for your information only. The risk details stated below are limited and may not reflect all covers selected by you. For full details about the Terms and Conditions of your policy please refer to your current Certificate of Insurance and the Business Insurance Product Disclosure Statement and Policy Booklet.

<i>Item</i>	<i>Details</i>
Policy number	: BP 5640903 / MSA
Type of policy	: Business Insurance Policy
Insured names	: SOUTH COAST A A SERVICE COUNCIL T/AS SOUTH COAST A A SERVICE
-	:
Interested parties	:
-	:
Period of insurance	: 24/6/2024 to 4pm 24/6/2025
Risk addresses	: As per Territorial Limits
-	:

<i>What's insured</i>	<i>Sum Insured</i>
General and Products Liability	\$10,000,000.00

### Contact us

If you have any questions or need more information, please call us on 132818.

Sincerely,

The NRMA Business Insurance Team

CMLC250

# COMMERCIAL LEASE

FM00900  
07/00

SUITABLE FOR SMALL OFFICE BUILDINGS, FACTORIES AND ANY  
SHOP PREMISES WHICH ARE NOT THE SUBJECT OF THE RETAIL  
LEASES ACT (1994) WHERE THE TERM OF LEASE (INCLUDING THE  
PERIOD OF ANY OPTION) DOES NOT EXCEED THREE YEARS.

THIS LEASE is made in duplicate on the

1st  
DAY

July  
MONTH

2016  
YEAR

at

114 Princes Highway  
Fairymead

in the State of New South Wales.

RTIES

BETWEEN

(Name, address, ABN)

Winkley Investments  
26000278982-

LANDLORD

whose agent is

(Name, business address, ABN)

AGENT

AND

alcoholics anonymous - 33906326793  
(Name, address ABN)

TENANT

GUARANTOR

(Name, address ABN)

ISTRATION

The landlord is/is not registered for GST  
The tenant is/is not registered for GST

EMISES

The landlord leases the premises known as

Winkley Investments

including all fixtures listed in the inventory which is signed by all parties and attached as part of this lease.

E

The premises shall be used only as an office for meetings -

NT

The rent shall be

\$311.24 for 1st year, \$320.57 2nd year, \$330.18 3rd year

per month

commencing on the

1st

day of

July 2016

and payable in advance by the tenant on the

1st

day of every

month.

to the landlord/agent at his above address or at any other reasonable place as he notifies in writing.

RM

The term of the lease shall be

3 years - (1 July 2016 - July 2019)

commencing on the

1

DAY

July

MONTH

2016

YEAR

and ending on the

30th

DAY

June

MONTH

2019.

YEAR

TION

Subject to Condition 33 of this lease the landlord offers a renewal of this lease for a further term of 3 years.

LDING  
ER

Unless either party gives the other written notice at least one month before the end of the term that vacant possession shall be given on that day, the lease shall continue as a periodic lease from month to month at the same rent or at a rent which both parties agree to.

REASES

The tenant's percentage of increases in rates, taxes and insurance premiums to be paid in accordance with Condition 17 is %.

IE YEARS

Municipal Rates:

Water and Sewerage Rates:

Land Tax:

URANCE

The amount of cover for public liability referred to in Condition 4(b) is \$ 10,000,000

DITIONS

The parties agree to the conditions set out above and on the following pages and also to those conditions implied by Sections 84 and 85 of the Conveyancing Act, 1919, which are not expressly negated or modified by this lease.

## NOTE

It is advisable for the tenant to insure his own property and insure against his liability for public risk as the occupier.



## SPECIAL CONDITIONS

Special conditions forming part of this lease are to be signed by both parties and attached.

### RULES AND REGULATIONS

1. No sign, advertisement or notice shall be inscribed or painted or affixed on any part of the outside or the inside of the premises except of and style and in such place upon or in the building as are approved in writing by the landlord. Upon request by the tenant, interior signs on the directory tablets will be provided for him and at his expense by the landlord.
2. The tenant shall not obstruct the entrance passages, halls, staircases, or fire escapes of the premises or use them or any part of them for a than for going in and out of the premises.
3. The tenant will not obstruct or interfere with the rights of other tenants or in any way injure or annoy them or conflict with the regulation authority or with the terms of any insurance policy upon the building or its contents.
4. The tenant shall not install or position any heavy equipment or article without first obtaining the written consent of the landlord, which scribe the maximum weight and the position in which such heavy equipment or article may be placed or secured; the tenant shall make go all damage caused to the building or any part of it by the introduction, installation, presence or removal of any heavy equipment or art tenant has ownership, custody or control. Before any safe or heavy article is moved into the building due notice must be given to the land ing of it in and about the building shall only be done under the supervision of the landlord or his agent.
5. In the event of any emergency or other eventuality whereby the toilets or washrooms on any floor are not available for use the landlord withdraw the right of exclusive use of all or any of toilet or washroom areas and services not affected so as to ensure availability of the occupants of the building, and no rental adjustment will be made during such temporary arrangements.
6. In carrying goods or furniture in the lifts priority shall at all times be given to passenger traffic.
7. All doors and windows of the premises shall be securely fastened on all occasions when the premises are left unoccupied. The landlord n for this agents employees servants and workmen to enter and fasten them if they are left unfastened or insecurely fastened.

### PLEASE READ THIS LEASE THROUGH CAREFULLY BEFORE AND AFTER SIGNATURE

We hereby enter into this lease and agree to all its conditions

#### SIGNED BY THE LANDLORD

in the presence of

Name of Witness

Signature of Witness

Signature of Landlord

#### SIGNED BY THE TENANT

in the presence of

Name of Witness

Signature of Witness

Signature of Tenant

#### SIGNED BY THE GUARANTOR

in the presence of

Name of Witness

Signature of Witness

Signature of Guarantor

THE COMMON SEAL of

was hereunto affixed by  
the authority of the  
Board of Directors and  
in the presence of:

Secretary

THE COMMON SEAL of

was hereunto affixed by  
the authority of the  
Board of Directors and  
in the presence of:

Secretary

THE COMMON SEAL of

was hereunto affixed by  
the authority of the  
Board of Directors and  
in the presence of:

Secretary

## FORM OF SURRENDER OF LEASE

In consideration of \$.....(the receipt of which is hereby acknowledged), I.....  
surrender and convey to the Lessor the lease to the intent that the residue of the term of the lease term shall merge in the reversion and  
contemporaneously with the execution of this agreement.

Signed this ..... DAY ..... MONTH ..... YEAR .....

Signed .....

Witnessed .....