#### **26 WYNDHAM STREET**

day of

2016

1.	First CBD Limited (The "Landlord)	of Auckland	
2.	(the Tenant)	of	_

The Landlord owns the premises described in the Schedule and has agreed to grant the Tenant a lease of the premises on the terms and conditions set out below.

#### **AGREED AS FOLLOWS:**

**BETWEEN** 

THIS AGREEMENT TO LEASE is dated the

- 1. The Landlord agrees to grant and the Tenant agrees to take a lease of the premises described in the Schedule together with the right to use the Landlord's fixtures, fittings and chattels (if any) contained in the premises for the term as from the commencement date and at the annual rental (subject to review if applicable) as set out in the schedule.
- 2. The Tenant shall pay the annual rent payable in equal monthly payments in advance as from the commencement date specified in the Schedule and shall pay as a deposit an advance rental payment of the amount specified in the Schedule.
- 3. The Tenant shall pay Goods and Services Tax payable by the Landlord in respect of the rent and other payments payable by the Tenant pursuant to the Lease.
- 4. Where the Tenant executes this agreement with provision of a nominee or on behalf of a company to be formed the Tenant shall at all times remain liable for the obligations on the part of the Tenant here under.

### **Special Conditions**

- 1. Any signage attached to the building will require Landlords written consent prior to installation (the Tenant will obtain Council Consent (if required) for signage.
- 2. Any building alterations to the tenancy will require Landlords written consent prior to the commencement of any works.
- 3. Upon the execution of this agreement the Tenant shall a deposit of two months rental being \$3,189.33 (inc GST).

## SCHEDULE

1.	The Premises:	Tenancy S5 as defined by the attached plan. (including share of common area) 26 Wyndham St Auckland
2.	Date of Commencement	tbc
3.	Lease Term:	1 year
4.	Date of Expiration:	tbc
5.	Annual Rental:	The rental will be \$16,640.00 plus Goods & Services Tax.
6.	Monthly Rental:	\$1,386.67 plus Goods & Services Tax.
7.	Monthly Electricity & Water Charge:	No charge to tenant
8.	Dates for Payment of Subsequent Rental Installments:	The 1st day of each and every month of the year during the term of this lease by way of automatic payment authority
9.	Permitted Use of Premises:	Commercial Office

SIGNED by the Landlord	)	
Date		
SIGNED by the Tenant in the presence of:	)	
Signature of Witness		
Name		
SIGNED by the Guarantor in the presence of:	)	
	)	
Signature of Witness		
Name		

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# The Raven Arts Bank Account - actually a personal account of Darryl Jones

38-9018-0186297-00

TO (	3100237 00		
	13-Oct-16 CASH DEPOSIT;	50	50
	15-Oct-16 ATMNORTHCOTE POST SHO-15:22 ;	-40	10
	25-Oct-16 FROM BASS IN THE PARK ;ct	11.15	21.15
	25-Oct-16 POS W/D BP CONNECT WA-21:37;	-12.49	8.66
	21-Nov-16 FROM THE TOMACHI CORPORATION LIMITED ; test payment tomachi.co Tomachi Corp	50	58.66
	21-Nov-16 Direct Credit 10 percent MR D C JONES ;Ref: 10 percent MR D C JONES	500	558.66
	22-Nov-16 Direct Credit nicks bond MR N R TAYLOR ;Ref: nicks bond MR N R TAYLOR	500	1058.66
	22-Nov-16 ATMPOINT CHEVALIER-20:49;	-20	1038.66
	23-Nov-16 POS W/D CHARGRILL KEB-02:30;	-46.6	992.06
	23-Nov-16 Direct Credit 10 percent Chris New Director New C C ;Ref: 10 percent Chris New Director New C C	500	1492.06
	23-Nov-16 FROM THE TOMACHI CORPORATION LIMITED ;10 week bond tomachi.co Tomachi Corp	400	1892.06
	24-Nov-16 Automatic Payment M SMITH ME SMITH ;Ref: M SMITH ME SMITH	105	1997.06
	24-Nov-16 Bill Payment Share Rhys FW FFOWC WILL J ;Ref: Share Rhys FW FFOWC WILL J	550	2547.06
	24-Nov-16 POS W/D LIQUOR & TOBA-21:08;	-27.99	2519.07
	25-Nov-16 POS W/D CARLS JR 201 -19:19 ;	-19.4	2499.67
	25-Nov-16 FROM P KING ;samking	450	2949.67
	26-Nov-16 BURGER KING AUCKLAND CENT;	-11.65	2938.02
	26-Nov-16 DING DONG LOUNGE AUCKLAND ;	-9	2929.02
	27-Nov-16 CHARGRILL KEBAB & BURG CHARGRILL KEBAB ;	-18.8	2910.22
	28-Nov-16 Direct Credit partialpay mark MR M E SMITH ;Ref: partialpay mark MR M E SMITH	150	3060.22
	28-Nov-16 Direct Credit james-ravenbond MR J S PICOT ;Ref: james-ravenbond MR J S PICOT	500	3560.22
	28-Nov-16 Direct Credit top up MR D C JONES ;Ref: top up MR D C JONES	100	3660.22
	28-Nov-16 FROM VIVID PERFORMANCE GROUP ; Raven rental bond vospertron	500	4160.22
	29-Nov-16 Direct Credit TTT MR D C JONES ;Ref: TTT MR D C JONES	40	4200.22
	1-Dec-16 ENQ NORTHCOTE POST S-10:41;	0	4200.22
	1-Dec-16 PAY First CBD Company Ltd ;Lease Dep	-3189.33	1010.89
	1-Dec-16 REPLACEMENT VISA DEBIT CARD#GENERIC POST FEE CALL;	-15	995.89
	2-Dec-16 Direct Credit rent refund First CBD Compa ;Ref: rent refund First CBD Compa	3189.33	4185.22
	5-Dec-16 POS W/D SAGES INDIAN -16:44;	-19.5	4165.72
	6-Dec-16 PAY THE TOMACHI CORPORATION LIMITED ;Refund Tom	-450	3715.72