

AGREEMENT TO LEASE

BETWEEN 101 Molesworth Street Limited
(hereinafter referred to as "the Lessor/Landlord")

AND Security Simplified Limited
(hereinafter referred to as "the Lessee/Tenant")

AND Nilesh Kapoor
45 Tongariro Drive Aotea Porirua 5024
027 300 0607
(hereinafter referred to as "the Guarantor")

THE Lessor agrees to grant and the Lessee agrees to accept a lease in respect of the premises as on the terms as follows:

Premises	the South East corner office on level 7 at 101 Molesworth Street and carpark number 8 at 101 Molesworth Street & share common area kitchen and toilets.
Area	approximately 25 sqm more or less plus a share of the common area
Address	101 Molesworth Street, Thorndon, Wellington
Commencement date	1 April 2021
Term of Lease	Month to month with one months notice
Rent	\$750 per month plus GST. The rental shall be payable monthly in advance and with effect from commencement date.
Consumables	The tenant shall be responsible for all consumables namely telecommunications and kitchen supplies. The tenant shall pay a fair proportion of the common area cleaning and electricity costs to the floor, at approximately \$50 per month plus GST.
Payment	The Lessee shall pay the rent on the 1st of each month in advance by way of automatic payment to the Lessors nominated bank account.
Business Use	Office
Deposit Payable	\$750 (includes GST) being 1 months rent in advance and the next payment of rent shall be due 1 May 2021.

Further terms and Conditions

1. On the expiry, or earlier determination, of this Lease the Lessee shall vacate the Premises and leave the Premises in a clean and tidy condition without any damage, fair wear and tear excepted.
3. The Lessor does not warrant the accuracy of any statement made by any servant or agent of the Lessor, whether in relation to the premises or otherwise. Nor does it warrant the suitability of the said premises for any purpose and the Lessee acknowledges that it enters into this Agreement solely in reliance upon its own judgement;
4. This Agreement to Lease shall also include all the terms, conditions and provisions of the latest edition of the Auckland District Law Society (ADLS) Deed of Lease. The parties shall not execute a formal ADLS Deed of Lease however will refer to this Deed if required.
5. Tenants must remove all waste from the premises.
6. Failure to comply with any and all of the terms and conditions, rules of occupancy and other reasonable requests of the landlord may result in the landlord terminating this agreement.

SIGNED by the Lessee


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Security Simplified Limited (Tenant)

Contact:

Mailing Address : 45 Tongariro Drive Aotea Porirua 5024

E : niles@security-simplified.com

Contact Cell Phone: 027 300 0607

SIGNED by the Guarantor


.....
Niles Kapoor (Guarantor)

SIGNED by the Lessor


.....
101 Molesworth Street (Landlord)

This Agreement dated 5th March 2021

FURTHER RULES OF OCCUPANCY - 101 Molesworth Street

1. All Tenants shall comply with the provisions of the Lease.
2. All keys and access cards shall remain the property of the Landlord, and shall be returned to the Landlord upon expiry or earlier termination of the Lease. The Tenant shall pay for any lost or damaged keys or access cards.
3. Tenants shall have access to the building all days and hours however the tenant shall take all reasonable care to ensure that perimeter doors are closed and locked after hours, all lights are turned off on their departure.
4. Tenants shall not leave rubbish in any common area.
5. Tenants shall leave all toilets and kitchens in a clean and tidy condition after use, and shall immediately report any damage or mess to the Landlord.
6. The Landlord shall clean all common areas in the building. Tenants are responsible for cleaning their individual tenancies. At the expiry or earlier termination of the Lease, Tenants shall leave their tenancy in a clean and tidy condition and shall remove all personal effects, equipment and furniture not supplied by the Landlord. The tenants will repair any damage to the premises.
7. Tenants shall have quiet enjoyment of their tenancy, and shall respect the quiet enjoyment of other Tenants.
8. Tenants shall respect the personal rights and dignity of other Tenants and shall not act in any way that may be offensive to other Tenants.
9. Tenants shall comply with any instructions and requests as may be reasonably made by the Landlord.

FULL CONTACT DETAILS

Barry Carruth

Office: Level 7, 101 Molesworth Street

P: 021 650 335

E: barry@carruth.co.nz

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