

## AGREEMENT TO LEASE

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

**AND** The Consulate of Sweden  
(hereinafter referred to as "the Lessee/Tenant")

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 north west corner office on level 7 at 101 Molesworth Street & share of common area kitchen, board room and toilets.

**Area** approximately 35 sqm more or less plus a share of the common area.

**Address** 101 Molesworth Street, Thorndon, Wellington

**Commencement date** 1<sup>st</sup> October 2023

**Term of Lease** One year with rights of renewal for two additional years by mutual agreement between the parties.

Rent comprises, office rent of \$1,100 per month plus GST, with one month's rent as a bond and rent payable in advance.

**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 for the floor, at approximately \$40 per month plus GST.

**Payment** The Lessee shall pay the rent on the 1<sup>st</sup> of each month in advance by way of automatic payment to the Lessors bank account from the 12<sup>th</sup> of November 2023. Bank account details are  
ASB: 101 Molesworth Street: A/C no 12-3142-0252928-00

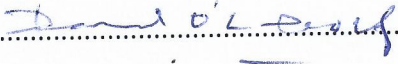
**Business Use** Business Office

**Bond Paid** \$1,100 (no GST)

### 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 the same condition as they were when they were let. The office was freshly painted, plastered and carpeted, was 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

.....

Contact:

Mailing Address :

Xx

xx

Xx

email:

Contact Cell Phone:

**SIGNED** by the Lessor

  
.....  
101 Molesworth Street (Landlord)

This Agreement dated October 2023

30 May 2024

**AGREEMENT TO LEASE BETWEEN**

101 Molesworth Street Limited and the Consulate of Sweden

**Amendment to the further terms and conditions:**

7. The Lessee's agreement to lease is conditional upon the Embassy of Sweden continuing to provide rental funding for which Mr O'Leary, Honorary Consul, cannot be made liable personally should the Embassy cease such funding.

*John O'Leary*  
30 May 2024

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*[Signature]*

#### **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](mailto:barry@carruth.co.nz)



## **DISCLOSURE STATEMENT**

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.