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ASSIGNMENT OF LEASE AGREEMENT

NEW SOUTH WALES

This Agreement is made on the (Insert day) day of (Insert month) 20(Insert year)

BETWEEN:

(Insert full name of Assignor) of (Insert full address of Assignor) ABN No (Insert ABN number if applicable) Phone No (Insert phone number) Email address (Insert Email address)

ASSIGNOR

AND:

(Insert full name of Assignee) of (Insert full address of Assignee) ABN No (Insert ABN number if applicable) Phone No (Insert phone number) Email address (Insert Email address)

ASSIGNEE

AND:

(Insert full name of Landlord) of (Insert full address of Landlord) ABN No (Insert ABN number if applicable) Phone No (Insert phone number) Email address (Insert Email address)

LANDLORD

AND:

(Insert full name of Guarantor) of (Insert full address of Guarantor) ABN No (Insert ABN number if applicable)

(Insert full name of Guarantor) of (Insert full address of Guarantor) ABN No (Insert ABN number if applicable)

INCOMING GUARANTOR/S

AND:

(Insert full name of Guarantor) of (Insert full address of Guarantor) ABN No (Insert ABN number if applicable)

(Insert full name of Guarantor) of (Insert full address of Guarantor) ABN No (Insert ABN number if applicable)

OUTGOING GUARANTOR/S

- (b) to carry out structural or capital repairs or alterations or make payments of a capital nature unless the need for them results from something you or your agents did, or didn't do, contrary to this Agreement.

3.6. You-

- (a) occupy and use the shop at your own risk;
- (b) indemnify us against and release us from any claims resulting from any incident on the land except one to which we, or someone working on our instruction, is responsible.

4. Our obligations to you

- 4.1. We must give you quiet possession of the premises without any interruption by us or anyone connected with us, as long as you do what you must do under this Agreement.
- 4.2. We must take out at the start of the term and keep current policies of insurance against-
 - (a) damage to and destruction of the shop or any building of which it is a part, for its replacement value;
 - (b) removal of debris;
 - (c) breakdown of our equipment;
 - (d) breakage of glass, for its replacement value;
 - (e) any of the additional risks mentioned in item 12.
- 4.3. We must keep the structure (including the external faces and roof) of the building and our equipment in a condition consistent with their condition at the start of this Agreement. We are solely responsible for repairs to the outside of the shop, and the building of which it is part, unless you have damaged it.
- 4.4. If the freehold of the shop (or the land) is transferred, the transferor landlord is released from all obligations under this Agreement falling due for performance on or after the date of the instrument of transfer.

5. Outgoings

- 5.1. We will account to you for outgoings in respect of any building of which the shop is a part and not seek to recover from you more than the proportion of outgoings equivalent to the proportion which the lettable area of the shop bears to the total lettable area of the building of which it is a part.

SALES INSPECTION REPORT AND EXCLUSIVE AGENCY AGREEMENT AND CONTINUING AGENCY

SALES INSPECTION REPORT

PARTIES

Principal

ABN/ACN: Yes No
 Address: Postcode:
 Phone Work: Mobile:
 Phone Home: Fax:
 Email:

Agent

Subnet Property Group Pty Ltd
 License/License No./Case No.: 331 9334
 ABN/ACN: 61 313 303 392 Yes No
 Trading as: Subnet Property Group Pty Ltd
 Address: 45 Queen Street
 Sydney, NSW
 Phone Work: 3927 7904 Mobile:
 Fax: 3927 7903 Email: info@subnetproperty.com.au
 * Note: If the Agent trades as a corporation the former's name and the corporation's name number.

PROPERTY

Address of Property for Sale:
 Property Address: Postcode:
 Together with inclusions as specified in the Contract for Sale:
 Covenants/assessments/defects/notice/orders as specified in the Contract for Sale, if known:
 Owned: with vacant possession subject to existing tenancies
 Special Conditions (if any) as specified in the Contract for Sale:
 Refer to Clauses 4 & 5 regarding special instructions about the inspection of and promotional activities for the Property.

PRICE

Price at which the Property is to be offered (including GST if any):
 Recommended method of sale:
 Agent's opinion as to current estimated selling price (or price range)
 (the opinion is not to be construed as a valuation)

PRINCIPALS SOLICITOR CONVEYANCER

Agent

Name/Solicitor/Conveyancer:
 Address: 1 Business:
 Phone Work: Mobile:
 Fax: Email:

Signature of Agent: Date of report: / /

Exclusive Sales Agency Agreement

An Agreement made this 22 day of March 2018 between 1001 Communications Corp, whose registered office is situated at [1001, 21-26, Jingunan, Sindangraja, Bekasi, [40131, West Java] (hereinafter called "the Principal") of the one part and [1001, 21-26, Jingunan, Bekasi, West Java] (hereinafter called "the Agent") of the other part.

- Whereby it is agreed as follows:
- The Principal appoints the Agent as and from the 22 day of March 2018 to be its sole Agent in [1001, 21-26, Jingunan, Bekasi, West Java] (hereinafter called "the area") for the sale of [1001, 21-26, Jingunan, Bekasi, West Java] manufactured by the Principal and such other goods and merchandise (all of which are hereinafter referred to as "the goods") as many hereafter by mutually agreed between them.
 - The Agent will during the term of one year (and thereafter until determined by either party giving three months previous notice in writing) diligently and faithfully serve the Principal as its Agent and will endeavour to introduce the sale of the goods of the principal within the area and will not do anything that may prevent such sale or interfere with the development of the principal's trade in the area.
 - The Principal will from time to time furnish the Agent with a statement of the minimum prices at which the goods are respectively to be sold and the Agent shall not sell below such minimum price but shall endeavour in each case to obtain the best price obtainable.
 - The Agent shall not sell any of the goods to any person, company, or firm residing outside the area, nor shall he knowingly sell any of the goods to any person, company, or firm residing within the area with a view to their exportation to any other country or area without consent in writing of the Principal.
 - The Agent shall not during the continuance of the agency constitute and goods of a similar class or such as would or might compete or interfere with the sale of the principal's goods either on his own account or on behalf of any other person.
 - Upon receipt by the Agent of any order for the goods the agent will immediately transmit such order to the Principal who (if such order is accepted by the Principal) will execute the same by supplying the goods direct to the customer.
 - Upon the execution of any such order the Principal shall forward to the Agent a duplicate copy of the invoice sent with the goods to the customer and in like manner shall from time to time inform the Agent when payment is made by the customer to the Principal.
 - The Agent shall duly keep an account of all orders obtained by him and shall every three months send in copy of such account to the Principal.
 - The Principal shall give the Agent the following commission (based on FOB



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