

**Lease agreement for**

**Sub-tenant at 14/84-86 Bream Street Coogee 2034**

I \_\_\_\_\_ agree to pay a total \$350.00 weekly as of the XXXXXX onwards whilst residing at the premises of 14/84-86 Bream St Coogee 2034. I will transfer the funds to the nominated bank account of the acting landlord/head tenant Christopher Damien McKay on a fortnightly basis. I also continue to agree to pay one third of all household utility bills including internet, gas and electricity for my time living at this address from the XXXXXX onwards. Funds for the household utility bills will be transferred to the nominated bank account of Christopher Damien McKay. I am also aware that residence at this address does not include use of a car space.

I am aware that if the acting landlord/head tenant Christopher Damien McKay does not wish to continue my lease agreement, he may terminate this agreement at any time with notice of 3 weeks minimum or negotiable to ensure a smooth transition. I agree that a minimum notice of 4 weeks is required if I choose to leave the premises early and shall provide this notice at my earliest convenience for my departure from the premises. I agree to pay any outstanding rent should I choose to leave the premises earlier than within the 4 weeks of notice I provide, until so as the acting landlord/head tenant has found a suitable replacement sub-tenant for the room I occupy.

I also agree to pay my rent up until my day of departure from the premises and return the keys and building access-tag for 14/84-86 Bream St Coogee 2034 to Christopher Damien McKay before I leave. I will ensure the premises remain in a clean condition including the bathroom; my habitual room and any areas of the premises I have utilised. I will also remove all personal belongings and unwanted furniture from the building before my departure and ensure that items to be disposed of are done so appropriately and lawfully. I am aware that my rental bond and building access-tag deposit will be returned to me once I have provided the above requirements. The rental bond of \$1,400.00 and building access-tag deposit of \$200.00 shall be returned to myself once these requirements have been met. I am also aware that any outstanding amounts owed including utility bills/internet payments or damages to the premises or its contents are payable to Christopher Damien McKay and may be deducted from my rental bond provided.

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Sub Tenant: XXXXXXXXX**

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Acting landlord/Head tenant: Christopher Damien McKay**