

- 13.1 The Tenant shall not do anything within the Premises to cause the Landlord's insurance premium payable in respect of the Premises to be increased above the standard applicable rate.
- 13.2 The Tenant shall be responsible for insuring his personal possessions brought onto the Premises. The Landlord cannot be held responsible for any such loss, theft or damage to the Tenant's property no matter how it is caused.
- 13.3 The Landlord shall keep the Premises insured against damage caused by fire and other usual risks under the terms of insurance customarily applicable to buildings of this nature. In the event of a fire occurring on the Premises, the Tenant shall be entitled to a total or partial remission of his rental according to the period for which he is deprived of the beneficial occupation of the Premises, but the Tenant shall not have any claim upon the Landlord for damages in consequence of any such deprivation.
- 13.4 The Tenant shall not use any apparatus or carry on any trade or process, nor keep any combustibles or hazardous goods on the premises which would in any way vitiate the Landlord's insurance policy.
14. Nuisance
- The Tenant will not do anything in or on the Premises to any or create a nuisance, or cause damage and disturbance too the neighbours or their properties.
15. Inspection of premises during the lease period
- The Landlord/Agent shall be entitled to have access to the premises to inspect at all reasonable times and by prior arrangement with the Tenant.
16. Compliance with laws and rules
- 16.1 The Tenant shall observe and comply with all applicable statutory, municipal and other bylaws and regulations.
- 16.2 The Tenant shall observe and comply with the rules and regulations of any Body Corporate or Home Owners Association in existence during his occupation of the premises together with the house rules.
17. Landlord's maintenance obligations
- 17.1 The Landlord shall keep and maintain in good order and condition, fair wear and tear excepted, the exterior of the property which shall include the roof, gutters and drain pipes but not the windows and doors of the Premises. In the case of a Sectional Title Scheme, the Body Corporate shall share the responsibility for the aforesaid maintenance.
- 17.2 The Landlord shall be responsible for all maintenance repairs related to the hot water cylinder(s) on the Premises AND APPLIANCES.
18. Subletting, cession and assignment
- The Tenant shall not be allowed to sublet the property or portion of the property unless the Landlord has given prior written consent thereto, which consent shall not be unreasonably withheld. The Tenant may not cede nor assign this Lease without the Landlord prior written consent which shall not be unreasonably withheld.
19. Termination and renewal
- 19.1 The lease shall expire on the termination date and the Tenant must vacate the premises on the last day of the lease period.