



Australian and New Zealand Banking Group Limited (ANZ)

STAMP
DUTY
PAID

HONIARA, SOLOMON ISLANDS

PAY KEVIN MAEKALIA TEFEROMU

OR BEARER

DATE 07 12 21
D D M M Y Y

THE SUM OF FOUR THOUSAND FIVE HUNDRED DOLLARS
ONLY -

SBD 4,500.00

NOT
NEGOTIABLE

PLEASE SIGN ABOVE THIS LINE

PLEASE SIGN ABOVE THIS LINE

NATIONAL HOSTING
AUTHORITY 5691140

No 1612562

llh
RECEIVED
07/12/21

Original

RECEIPT

No: **0033935**
Date: 03/12/2021

Received from GOC

The sum of Five Thousand Dollars
Only -

Being for House Rental for Miss
Barbra Miller for Month of
December 2021.

\$ 5000-00

Signature
7919080



PAYMENT VOUCHER

Payment: Voucher No:	
NAME: KEVIN MAEKALIA TEFEROMU	APPROVED BY EXECUTIVE DIRECTOR
Address:	Signed _____ Date _____
IF DIRECT CREDITS ISSUED: BANK REF #: _____ Signed _____	APPROVED BY FINANCIAL CONTROLLER Signed _____ Date _____

NHA CODE	GL NAME	FULL DETAILS OF CLAIM	AMOUNT
6-2717 2-1440	Other Local Other Costs Withholding Tax Payable	House Rental - Dec 2021 Barbara Miller	\$5,000.00 -\$500.00

Cheque No: 1612562 for \$4,500.00 Date 7/12/2021

Signature of claimant *Barbara Miller*

PRINT NAME: BARBARA MILLER

Payment Voucher Prepared by *Home* Date 7/12/2021

Pauline Tovua

From: Barbara Miller
Sent: Tuesday, 7 December 2021 4:01 PM
To: Christian Nieng
Cc: Debbie Sifoni; Pauline Tovua
Subject: My Rental for December

Good Afternoon

Please can you kindly authorise Debbie/Pauline to allow me to take cheque home to pay my Landlord this evening?

I understand the cheque has been signed, however, it needs your final endorsement/approval.

My Landlord has been bothering me about it and it has reached the stage where I do not feel comfortable to go home.

Thank you for your understanding.

Barbara

Rocklive Poloso

From: McCleen Sarukiki
Sent: Tuesday, 7 December 2021 10:43 AM
To: Rocklive Poloso
Cc: Peter Stewart; Christian Nieng
Subject: Barbara's December Rental

Hi Rocklive,

As per Barbara's query regarding the above subject, Barbara's engagement has been discussed and approved verbally by Christian and Peter as the suitable candidate for the CEO's EA position. Christian and I have talked about getting Barbara on board and paying off her December rental as part of her exit agreement with her former employer, rather than just getting her out early. As such, her rental issues have been discussed and approved by both Christian and the CEO, and therefore should be facilitated. Now that we have Barbara on board, which is good, we want her December rental to be sorted out while we're working on how we will move forward in the future.

Regards,

McCleen



McCleen Sarukiki
Human Resources Supervisor
Games Organising Committee
677 7671713 / 7401138
MSarukiki@sol2023.com.sb

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facebook [Instagram](#)



Proceed with Payment as per email approval
fro CEO GOC.

Thank you.



TRIPARTITE LEASE AGREEMENT

This Tripartite Lease Agreement is made between **TONGS CORPORATION**, Honiara, Solomon Islands (hereinafter called the "Tenant") and **BARBARA MILLER** (hereinafter called the "Occupant") and **KEVIN MAEKALIA TEFEROMU** (hereinafter called the "Landlord")

WHEREBY IT IS HEREBY AGREED AS FOLLOWS:

1. Premises, Fittings and Chattels

The Landlord agrees to let the apartment unit located on the ground floor of house situated on **Lot No: 2297, Tanuli Ridge, East Kola'a Ridge, Honiara, S.I.**, (hereinafter called the "Premises") together with the fittings and chattels presently in the Premises.

2. Term

- i. This Lease shall be for a term of one (1) year commencing on **1st September 2020** and ending on **30th August 2021**.
- ii. Notwithstanding Clause 2(1), this Lease may be terminated by either Party giving not less than **ONE month's notice in writing to the other**.

3. Option to Renew

- i. The **Occupant** has the option to renew this Lease Agreement for a further term of **one (1) year**.
- ii. The **Occupant** shall indicate its intention to take up the option by remaining in the property before the **30th August 2021**, whereupon this Lease Agreement shall be renewed for a further term of one (1) year on the same terms and conditions as found herein save for the rent which may be reviewed.

4. Grounds for Termination of Lease

- i. **Breach:** If the Occupant breaches any of the covenants, conditions or stipulations of this Lease, (expressed or implied), the Landlord shall issue the Occupant with a written notice of the breach. If the Occupant has not responded to or rectified the breach within fourteen (14) days of receipt of said notice, the Landlord may terminate the Lease by giving one (1) month's written notice.
- ii. **Premises Unfit:** If the Premises are rendered unfit for human habitation through fire, tempest, and earthquake or otherwise, the Occupant may terminate this tenancy forthwith and shall be refunded a pro rata portion of the rent.

5. Bond

No Bond is required with this Tenancy Agreement.

ED & FC,

Please make payment to Kevin M. Teferomu urgently.
we buy Barbara out from Tongs and the units to go out by 8/12/2021

6. Rent

- i. The rent shall be **SBD 5,000 per month** for the term including **Withholding Tax**.
- ii. Rent is payable to: **KEVIN MAEKALIA TEFEROMU**
- iii. The rent due for the month shall be paid **within the first week of each month**.

7. The Occupant agrees to the following:

- i. Use: To use the Premises for no other purpose than as a private dwelling house.
- ii. Trees: Not to cut, burn or destroy any trees without first obtaining the written consent of the Landlord.
- iii. Inspections: To permit the Landlord or his Agent to enter the Premises at all reasonable times to view the condition thereof after having given the Occupant a minimum of 24 hours' notice prior to any such inspection.
- iv. Emergencies: In the case of any emergency, permit the Landlord or his Agent to enter the Premises at any time without notice.
- v. Sub-Letting: Not to sublet or part with possession of the Premises or any part thereof.
- vi. Damage: To immediately report any damage to the Premises to the Landlord or his Agent, including damage or suspected damage caused by white ants, borers or other insects.
- vii. Repairs: To report immediately to the Landlord or his Agent any repair work required within the Premises.
- viii. Nuisance: Not to do or cause to be done on the premises, any act or matter which shall or may be or unreasonable annoyance or nuisance to the Landlord or occupiers of the adjoining apartments and properties.
- ix. Replace: To immediately replace as far as is practical with the same design, pattern, and quality any property, fittings, or chattels that may be damaged during the lease by the Occupant's negligence, or alternatively, the Landlord shall replace same at the expense of the Occupant.
- x. Vacate: To yield up the Premises together with the fittings and chattels in good order and condition at the termination of the Tenancy having regard to the condition thereof at the commencement of the Tenancy (fair wear and tear, damage by earthquake, flood, fire, storm or tempest, exempted). (1 x table, 4 x dining chairs, 1 x 3-seater with cushions, 2 x single seater with cushions)
- xi. Keys: That upon termination of the Tenancy, the Occupant shall return to the Landlord all the keys including any additional keys that the Occupant may have procured.
- xii. Alterations: That no external or internal structural alterations shall be made by the Occupant to the Premises without first obtaining written approval from the Landlord.

- xiii. Improvements: That the Landlord may improve, repair or modify the Premises throughout the Term without interference from the Occupant provided that no material interference with the Occupant's use shall result from such work.
- xiv. Arrears: That if any rent or money owed due to damage done to the Premises by the Occupant in arrears for fourteen (14) days following notice of default, whether legally demanded or not, the Landlord or his Agent may immediately terminate this Lease Agreement as its written notice to quit had been given to the Occupant and expired, and re-enter the Premises and gain possession of the Premises immediately.
- xv. Services: To be responsible for the payment of any fees or charges for any services supplied to the Premises, including electricity, water and gas, as requested by the Occupant.
- xvi. Keep Clean: To keep the Premises in a neat and tidy state. It is the Occupant's responsibility to ensure adequate rubbish removal.

8. The Landlord hereby agrees to the following:

- i. Maintenance: To keep the structure of the Premises in good order and to perform any repairs that may become necessary including those related to normal wear and tear, including but not limited to fluorescent light starters and tap washers.
- ii. Rates etc: To be responsible for the payment of land rates, land rent and fees which may be imposed on the Landlord in respect of the Premises.
- iii. Quiet Enjoyment: Ensure that the Occupant provided it observes and performs all obligations under this Agreement, shall quietly enjoy the Premises without any unlawful interruptions by the Landlord or his officers, servants or agents.
- iv. Insurance: To insure the Premises (building only, contents excluded) against earthquake, flood, fire, storm and tempest).
- v. Indemnify: That the Landlord shall indemnify his officers, servants and agents from and against all or any actions, suits, claims or demands by or against any person, organization or corporation whatsoever in respect of any accidental death or bodily injury or accidental damage to property which may arise directly from any negligent use of the Premises by the Occupant, his servants, agents, invitees, or licensees.
- vi. **Mr Kevin Maekalia Teferomu** is the Landlord or Owner of the said property. All matters regarding the Tenancy Agreement should be addressed to him: Mob: 7919080; email: kevinfeferomu@yahoo.com.

BOTH PARTIES HEREBY AGREE THAT upon execution of this Agreement, all previous agreements whether verbal or written, between the Parties relating to the Premises shall cease and be terminated.

IN WITNESS WHEREOF the Parties have hereto set their hands on day of August 2020.

LANDLORD



.....
(Signature)

KEVIN MAEKALIA TEFEROMU

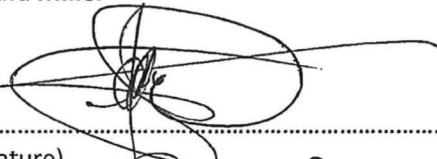
TENANT



.....
(Signature)

Barbara Miller

WITNESS



.....
(Signature)

~~Arthur Wong~~ Arthur P. Wong

Rocklive Poloso

From: Peter Stewart <peter_stewart@me.com>
Sent: Thursday, 2 December 2021 8:47 AM
To: Rocklive Poloso
Cc: Mccleen Sarukiki; Mccleen Sarukiki
Subject: December Rent for Barbara Miller

Hi Rocklive

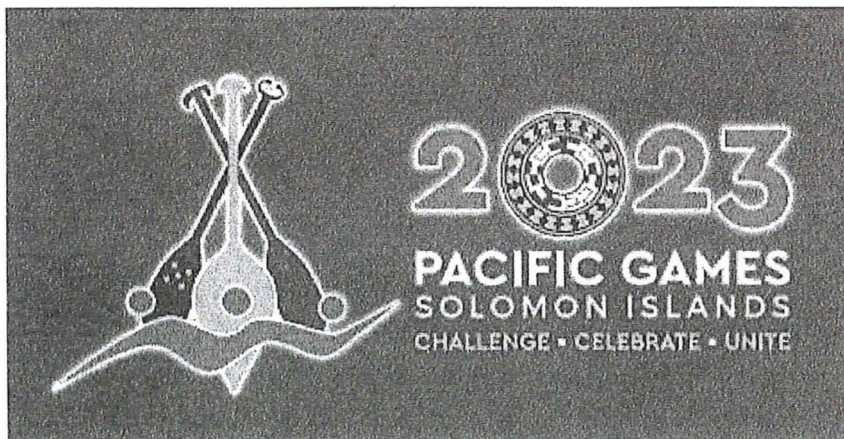
This email serves as approval for the payment of one month's rent for Barbara Miller as previously agreed.

Cheers

Peter

Peter Stewart
Chief Executive Officer
Games Organising Committee

email: peter_stewart@me.com
Mob: +677 7671670



Original

RECEIPT

No: 0033935

Date 03/12/2021

Received from GOC

The sum of Five Thousand Dollars
Only

Being for House Rental for Miss
Barbra Miller for Month of
December 2021.

\$ 5000-00



Signature

7919080