

## St George Kart ...tre Pty Ltd Retirement Fund

Transactions: Unit 23/244 Horsley Road Milperra - St George Kart Centre Pty Ltd Retirement Fund

Date Range: 01/07/2021 to 30/06/2022

## Unit 23/244 Horsley Road Milperra

	Date	Narrative	Debit	Credit	Balance	Quantity
Unit 23/244 Horsley Road Milperra						
	01/07/2021	Opening Balance	\$	0.00	\$ 0.00	Cr
	05/07/2021	INTERNET TRANSFER ONLINE D7247206326 RENT UNIT 23 SGKC	\$	734.27	\$ 734.27	Cr
	12/07/2021	INTERNET TRANSFER ONLINE G4641675922 RENT UNIT 23 SGKC	\$	734.27	\$ 1,468.54	Cr
	19/07/2021	INTERNET TRANSFER ONLINE P7466525810 RENT UNIT 23 SGKC	\$	734.27	\$ 2,202.81	Cr
	26/07/2021	INTERNET TRANSFER ONLINE Y6463276283 RENT UNIT 23 SGKC	\$	734.27	\$ 2,937.08	Cr
	02/08/2021	INTERNET TRANSFER ONLINE Y1921474934 RENT UNIT 23 SGKC	\$	734.27	\$ 3,671.35	Cr
	09/08/2021	INTERNET TRANSFER ONLINE L2263457112 RENT UNIT 23 SGKC	\$	734.27	\$ 4,405.62	Cr
	16/08/2021	INTERNET TRANSFER ONLINE F8503535648 RENT UNIT 23 SGKC	\$	734.27	\$ 5,139.89	Cr
	23/08/2021	INTERNET TRANSFER ONLINE S8625296656 RENT UNIT 23 SGKC	\$	734.27	\$ 5,874.16	Cr
	30/08/2021	INTERNET TRANSFER ONLINE Z0121447823 RENT UNIT 23 SGKC	\$	734.27	\$ 6,608.43	Cr
	06/09/2021	INTERNET TRANSFER ONLINE X3941918824 RENT UNIT 23 SGKC	\$	734.27	\$ 7,342.70	Cr
	13/09/2021	INTERNET TRANSFER ONLINE X1012725672 RENT UNIT 23 SGKC	\$	734.27	\$ 8,076.97	Cr
	20/09/2021	INTERNET TRANSFER ONLINE A5823525232 RENT UNIT 23 SGKC	\$	734.27	\$ 8,811.24	Cr
	27/09/2021	INTERNET TRANSFER ONLINE Z0898655477 RENT UNIT 23 SGKC	\$	734.27	\$ 9,545.51	Cr
	04/10/2021	INTERNET TRANSFER ONLINE V1723296432 RENT UNIT 23 SGKC	\$	734.27	\$ 10,279.78	Cr
	11/10/2021	INTERNET TRANSFER ONLINE J3380926629 RENT UNIT 23 SGKC	\$	734.27	\$ 11,014.05	Cr
	18/10/2021	INTERNET TRANSFER ONLINE G4183645466 RENT UNIT 23 SGKC	\$	734.27	\$ 11,748.32	Cr
	25/10/2021	INTERNET TRANSFER ONLINE A0112906139 RENT UNIT 23 SGKC	\$	734.27	\$ 12,482.59	Cr
	01/11/2021	INTERNET TRANSFER ONLINE J4480477754 RENT UNIT 23 SGKC	\$	734.27	\$ 13,216.86	Cr
	08/11/2021	INTERNET TRANSFER ONLINE Z8883916675 RENT UNIT 23 SGKC	\$	734.27	\$ 13,951.13	Cr
	15/11/2021	INTERNET TRANSFER ONLINE G3783938140 RENT UNIT 23 SGKC	\$	734.27	\$ 14,685.40	Cr
	22/11/2021	INTERNET TRANSFER ONLINE M0593936283 RENT UNIT 23 SGKC	\$	734.27	\$ 15,419.67	Cr
	29/11/2021	INTERNET TRANSFER ONLINE E6576268899 RENT UNIT 23 SGKC	\$	734.27	\$ 16,153.94	Cr
	06/12/2021	INTERNET TRANSFER ONLINE Z5229908049 RENT UNIT 23 SGKC	\$	734.27	\$ 16,888.21	Cr
	13/12/2021	INTERNET TRANSFER ONLINE D5864505979 RENT UNIT 23 SGKC	\$	734.27	\$ 17,622.48	Cr
	20/12/2021	INTERNET TRANSFER ONLINE S8629986401 RENT UNIT 23 SGKC	\$	734.27	\$ 18,356.75	Cr

29/12/2021	INTERNET TRANSFER ONLINE P8508424192 RENT UNIT 23 SGKC	\$	734.27	\$	19,091.02	Cr
04/01/2022	INTERNET TRANSFER ONLINE Z7867474430 RENT UNIT 23 SGKC	\$	734.27	\$	19,825.29	Cr
10/01/2022	INTERNET TRANSFER ONLINE L4343976519 RENT UNIT 23 SGKC	\$	734.27	\$	20,559.56	Cr
17/01/2022	INTERNET TRANSFER ONLINE A0064208105 RENT UNIT 23 SGKC	\$	734.27	\$	21,293.83	Cr
24/01/2022	INTERNET TRANSFER ONLINE L2129938495 RENT UNIT 23 SGKC	\$	734.27	\$	22,028.10	Cr
31/01/2022	INTERNET TRANSFER ONLINE Q9629264341 RENT UNIT 23 SGKC	\$	734.27	\$	22,762.37	Cr
07/02/2022	INTERNET TRANSFER ONLINE P0190908867 RENT UNIT 23 SGKC	\$	734.27	\$	23,496.64	Cr
14/02/2022	INTERNET TRANSFER ONLINE E0431645219 RENT UNIT 23 SGKC	\$	734.27	\$	24,230.91	Cr
21/02/2022	INTERNET TRANSFER ONLINE D1800414380 RENT UNIT 23 SGKC	\$	734.27	\$	24,965.18	Cr
28/02/2022	INTERNET TRANSFER ONLINE N6765404077 RENT UNIT 23 SGKC	\$	734.27	\$	25,699.45	Cr
07/03/2022	INTERNET TRANSFER ONLINE M2922244873 RENT UNIT 23 SGKC	\$	734.27	\$	26,433.72	Cr
14/03/2022	INTERNET TRANSFER ONLINE G3138918697 RENT UNIT 23 SGKC	\$	734.27	\$	27,167.99	Cr
21/03/2022	INTERNET TRANSFER ONLINE B4100916404 RENT UNIT 23 SGKC	\$	734.27	\$	27,902.26	Cr
28/03/2022	INTERNET TRANSFER ONLINE D5122976775 RENT UNIT 23 SGKC	\$	734.27	\$	28,636.53	Cr
04/04/2022	INTERNET TRANSFER ONLINE P1802906520 RENT UNIT 23 SGKC	\$	734.27	\$	29,370.80	Cr
11/04/2022	INTERNET TRANSFER ONLINE X0371795381 RENT UNIT 23 SGKC	\$	734.27	\$	30,105.07	Cr
19/04/2022	INTERNET TRANSFER ONLINE P7197256699 RENT UNIT 23 SGKC	\$	734.27	\$	30,839.34	Cr
26/04/2022	INTERNET TRANSFER ONLINE X9202284045 RENT UNIT 23 SGKC	\$	734.27	\$	31,573.61	Cr
02/05/2022	INTERNET TRANSFER ONLINE H0097725068 RENT UNIT 23 SGKC	\$	734.27	\$	32,307.88	Cr
09/05/2022	INTERNET TRANSFER ONLINE W4048722654 RENT UNIT 23 SGKC	\$	734.27	\$	33,042.15	Cr
16/05/2022	INTERNET TRANSFER ONLINE D5846021320 RENT UNIT 23 SGKC	\$	734.27	\$	33,776.42	Cr
23/05/2022	INTERNET TRANSFER ONLINE K8716233839 RENT UNIT 23 SGKC	\$	734.27	\$	34,510.69	Cr
30/05/2022	INTERNET TRANSFER ONLINE P3816253353 RENT UNIT 23 SGKC	\$	734.27	\$	35,244.96	Cr
06/06/2022	INTERNET TRANSFER ONLINE J9758293174 RENT UNIT 23 SGKC	\$	734.27	\$	35,979.23	Cr
13/06/2022	INTERNET TRANSFER ONLINE J6016792255 RENT UNIT 23 SGKC	\$	734.27	\$	36,713.50	Cr
20/06/2022	INTERNET TRANSFER ONLINE G1046581051 RENT UNIT 23 SGKC	\$	734.27	\$	37,447.77	Cr
27/06/2022	INTERNET TRANSFER ONLINE A2375568486 RENT UNIT 23 SGKC	\$	734.27	\$	38,182.04	Cr
	Total Unit 23/244 Horsley Road Milperra	\$	0.00	\$	38,182.04	Cr
	Total Unit 23/244 Horsley Road Milperra	\$	<b>0.00</b>	\$	<b>38,182.04</b>	<b>Cr</b>

**1369 Rental Outgoings**

5/07/2021	1-Jul	12	310	W/E 97.21	RENT - UNIT 23	734.27	734.27	734.27
5/07/2021	1-Jul	12	311	W/E 2.7.21	RENT - UNIT 8	1,363.64	2,097.91	1,363.64
12/07/2021	1-Jul	12	308	W/E 9.7.21	RENT - UNIT 8	1,363.64	3,461.55	1,363.64
12/07/2021	1-Jul	12	309	W/E 16.7.21	RENT - UNIT 23	734.27	4,195.82	734.27
19/07/2021	1-Jul	12	306	W/E 16.7.21	RENT - UNIT 8	1,363.64	5,559.46	1,363.64
19/07/2021	1-Jul	12	307	W/E 23.7.21	RENT - UNIT 23	734.27	6,293.73	734.27
26/07/2021	1-Jul	21	56	W/E 23.7.21	RENT - UNIT 8	1,363.64	7,657.37	1,363.64
26/07/2021	1-Jul	21	57	W/E 30.7.21	RENT - UNIT 23	734.27	8,391.64	734.25
2/08/2021	2-Aug	31	5	W/E 6.8.21	RENT- UNIT 23	734.27	9,125.91	734.27
2/08/2021	2-Aug	31	6	W/E 30.7.21	RENT - UNIT 8	1,363.64	10,489.55	1,363.64
9/08/2021	2-Aug	42	24	W/E 13.8.21	RENT - UNIT 23	734.27	11,223.82	734.27
9/08/2021	2-Aug	42	25	W/E 6.8.21	RENT - UNIT 8	1,363.64	12,587.46	1,363.64
16/08/2021	2-Aug	52	43	W/E 20.8.21	RENT - UNIT 23	734.27	13,321.73	734.27
16/08/2021	2-Aug	52	44	W/E 13.8.21	RENT - UNIT 8	1,363.64	14,685.37	1,363.64
23/08/2021	2-Aug	59	63	W/E 27.8.21	RENT - UNIT 23	734.27	15,419.64	734.27
24/08/2021	2-Aug	59	64	W/E 20.8.21	RENT - UNIT 8	1,363.64	16,783.28	1,363.64
30/08/2021	2-Aug	67	18	W/E 3.9.21	RENT - UNIT 23	734.27	17,517.55	734.27
30/08/2021	2-Aug	67	19	W/E 27.8.21	RENT - UNIT 8	1,363.64	18,881.19	1,363.64
6/09/2021	3-Sep	78	20	W/E 10.9.21	RENT - UNIT 23	734.27	19,615.46	734.27
6/09/2021	3-Sep	78	21	W/E 3.9.21	RENT - UNIT 8	1,363.64	20,979.10	1,363.64
13/09/2021	3-Sep	85	9	W/E 17.9.21	RENT - UNIT 23	734.27	21,713.37	734.27
13/09/2021	3-Sep	85	10	W/E 10.9.21	RENT - UNIT 8	1,363.64	23,077.01	1,363.64
20/09/2021	3-Sep	92	56	W/E 24.9.21	RENT - UNIT 23	734.27	23,811.28	734.27
20/09/2021	3-Sep	92	57	W/E 17.9.21	RENT - UNIT 8	1,363.64	25,174.92	1,363.64
27/09/2021	3-Sep	99	108	W/E 1.10.21	RENT - UNIT 23	734.27	25,909.19	734.27
27/09/2021	3-Sep	99	109	W/E 24.9.21	RENT - UNIT 8	1,363.64	27,272.83	1,363.64
4/10/2021	4-Oct	113	18	W/E 8.10.21	RENT - UNIT 23	734.27	28,007.10	734.27
4/10/2021	4-Oct	113	19	W/E 1.10.21	RENT - UNIT 8	1,363.64	29,370.74	1,363.64
11/10/2021	4-Oct	125	17	W/E 15.10.21	RENT - UNIT 23	734.27	30,105.01	734.27
11/10/2021	4-Oct	125	18	W/E 8.10.21	RENT - UNIT 8	1,363.64	31,468.65	1,363.64
18/10/2021	4-Oct	137	81	W/E 22.10.21	RENT - UNIT 23	734.27	32,202.92	734.27
18/10/2021	4-Oct	137	82	W/E 15.10.21	RENT - UNIT 8	1,363.64	33,566.56	1,363.64
25/10/2021	4-Oct	148	201	W/E 29.10.21	RENT - UNIT 23	734.27	34,300.83	734.27
25/10/2021	4-Oct	148	202	W/E 22.10.21	RENT - UNIT 8	1,363.64	35,664.47	1,363.64

1/11/2021	5-Nov	165	9	W/E 5.11.21	RENT - UNIT 23	734.27	36,398.74	734.27	
1/11/2021	5-Nov	165	10	W/E 29.10.21	RENT - UNIT 8	1,363.64	37,762.38		1,363.64
8/11/2021	5-Nov	177	62	W/E 12.11.21	RENT - UNIT 23	734.27	38,496.65	734.27	
8/11/2021	5-Nov	177	63	W/E 5.11.21	RENT - UNIT 8	1,363.64	39,860.29		1,363.64
15/11/2021	5-Nov	188	46	W/E 19.11.21	RENT - UNIT 23	734.27	40,594.56	734.27	
15/11/2021	5-Nov	188	47	W/E 12.11.21	RENT - UNIT 8	1,363.64	41,958.20		1,363.64
22/11/2021	5-Nov	199	54	W/E 26.11.21	RENT - UNIT 23	734.27	42,692.47	734.27	
22/11/2021	5-Nov	199	55	W/E 19.11.21	RENT - UNIT 8	1,363.64	44,056.11		1,363.64
29/11/2021	5-Nov	208	56	W/E 3.12.21	RENT - UNIT 23	734.27	44,790.38	734.27	
29/11/2021	5-Nov	208	57	W/E 26.11.21	RENT - UNIT 8	1,363.64	46,154.02		1,363.64
6/12/2021	6-Dec	230	9	W/E 10.12.21	RENT - UNIT 23	734.27	46,888.29	734.27	
6/12/2021	6-Dec	230	10	W/E 3.12.21	RENT - UNIT 8	1,363.64	48,251.93		1,363.64
13/12/2021	6-Dec	243	38	W/E 10.12.21	RENT - UNIT 8	1,363.64	49,615.57		1,363.64
14/12/2021	6-Dec	243	37	W/E 17.12.21	RENT - UNIT 23	734.27	50,349.84	734.27	
20/12/2021	6-Dec	252	50	W/E 24.12.21	RENT - UNIT 23	734.27	51,084.11	734.27	
20/12/2021	6-Dec	252	51	W/E 17.12.21	RENT - UNIT 8	1,363.64	52,447.75		1,363.64
29/12/2021	6-Dec	268	95	W/E 31.12.21	RENT - UNIT 23	734.27	53,182.02	734.27	
29/12/2021	6-Dec	268	96	W/E 24.12.21	RENT - UNIT 8	1,363.64	54,545.66		1,363.64
4/01/2022	7-Jan	270	6	W/E 7.1.22	RENT - UNIT 23	734.27	55,279.93	734.27	
4/01/2022	7-Jan	270	7	W/E 31.12.21	RENT - UNIT 8	1,363.64	56,643.57		1,363.64
10/01/2022	7-Jan	270	8	W/E 14.1.22	RENT - UNIT 23	734.27	57,377.84	734.27	
10/01/2022	7-Jan	270	9	W/E 7.1.22	RENT - UNIT 8	1,363.64	58,741.48		1,363.64
17/01/2022	7-Jan	279	6	W/E 14.1.22	RENT - UNIT 8	1,363.64	60,105.12		1,363.64
17/01/2022	7-Jan	279	7	W/E 21.1.22	RENT - UNIT 23	734.27	60,839.39	734.27	
24/01/2022	7-Jan	293	67	W/E 28.1.22	RENT - UNIT 23	734.27	61,573.66	734.27	
24/01/2022	7-Jan	293	68	W/E 21.1.22	RENT - UNIT 8	1,363.64	62,937.30		1,363.64
31/01/2022	7-Jan	306	123	W/E 4.2.22	RENT - UNIT 23	734.27	63,671.57	734.27	
31/01/2022	7-Jan	306	124	W/E 28.1.22	RENT - UNIT 8	1,363.64	65,035.21		1,363.64
7/02/2022	8-Feb	319	49	W/E 11.2.22	RENT - UNIT 23	734.27	65,769.48	734.27	
7/02/2022	8-Feb	319	50	W/E 4.2.22	RENT - UNIT 8	1,363.64	67,133.12		1,363.64
14/02/2022	8-Feb	337	111	W/E 18.2.22	RENT - UNIT 23	734.27	67,867.39	734.27	
14/02/2022	8-Feb	337	112	W/E 11.2.22	RENT - UNIT 8	1,363.64	69,231.03		1,363.64
21/02/2022	8-Feb	360	100	W/E 25.2.22	RENT - UNIT 23	734.27	69,965.30	734.27	
21/02/2022	8-Feb	360	101	W/E 18.2.22	RENT - UNIT 8	1,363.64	71,328.94		1,363.64
28/02/2022	8-Feb	360	102	W/E 25.2.22	RENT - UNIT 8	1,363.64	72,692.58		1,363.64

28/02/2022	8-Feb	360	103	W/E 4.3.22	RENT - UNIT 23	734.27	73,426.85	734.27	
7/03/2022	9-Mar	378	31	W/E 4.3.22	RENT - UNIT 8	1,363.64	74,790.49		1,363.64
7/03/2022	9-Mar	378	32	W/E 11.3.22	RENT - UNIT 23	734.27	75,524.76	734.27	
14/03/2022	9-Mar	390	60	W/E 18.3.22	RENT - UNIT 23	734.27	76,259.03	734.27	
14/03/2022	9-Mar	390	61	W/E 11.3.22	RENT - UNIT 8	1,363.64	77,622.67		1,363.64
21/03/2022	9-Mar	402	76	W/E 25.3.22	RENT - UNIT 23	734.27	78,356.94	734.27	
21/03/2022	9-Mar	402	77	W/E 18.3.22	RENT - UNIT 8	1,363.64	79,720.58		1,363.64
28/03/2022	9-Mar	417	159	W/E 25.3.22	RENT - UNIT 8	1,363.64	81,084.22		1,363.64
28/03/2022	9-Mar	417	160	W/E 1.4.22	RENT - UNIT 23	734.27	81,818.49	734.27	
4/04/2022	10-Apr	442	44	W/E 8.4.22	RENT - UNIT 23	734.27	82,552.76	734.27	
4/04/2022	10-Apr	442	45	W/E 1.4.22	RENT - UNIT 8	1,363.64	83,916.40		1,363.64
11/04/2022	10-Apr	450	43	W/E 15.4.22	RENT - UNIT 23	734.27	84,650.67	734.27	
11/04/2022	10-Apr	450	44	W/E 8.4.22	RENT - UNIT 8	1,363.64	86,014.31		1,363.64
19/04/2022	10-Apr	467	75	W/E 15.4.22	RENT - UNIT 8	1,363.64	87,377.95		1,363.64
19/04/2022	10-Apr	467	76	W/E 22.4.22	RENT - UNIT 23	734.27	88,112.22	734.27	
25/04/2022	10-Apr	467	77	W/E 22.4.22	RENT - UNIT 8	1,363.64	89,475.86		1,363.64
25/04/2022	10-Apr	467	78	W/E 29.4.22	RENT - UNIT 23	734.27	90,210.13	734.27	
2/05/2022	#####	481	39	W/E 6.5.22	RENT - UNIT 23	734.27	90,944.40	734.27	
2/05/2022	#####	481	40	W/E 29.4.22	RENT - UNIT 8	1,363.64	92,308.04		1,363.64
9/05/2022	#####	495	76	W/E 6.5.22	RENT - UNIT 8	1,363.64	93,671.68		1,363.64
9/05/2022	#####	495	77	W/E 13.5.22	RENT - UNIT 23	734.27	94,405.95	734.27	
9/05/2022	#####	495	78	W/E 13.5.22	RENT - UNIT 23	734.27	95,140.22		
9/05/2022	#####	495	79		817641 RENT - UNIT 23		734.27	94,405.95	
16/05/2022	#####	504	115	W/E 13.5.22.	RENT - UNIT 8	1,363.64	95,769.59		1,363.64
16/05/2022	#####	504	116	W/E 20.5.22	RENT - UNIT 23	734.27	96,503.86	734.27	
23/05/2022	#####	516	26	W/E 27.5.22	RENT - UNIT 23	734.27	97,238.13	734.27	
23/05/2022	#####	516	27	W/E 20.5.22	RENT - UNIT 8	1,363.64	98,601.77		1,363.64
30/05/2022	#####	525	77	W/E 3.6.22	RENT - UNIT 23	734.27	99,336.04	734.27	
30/05/2022	#####	525	78	W/E 27.5.22	RENT - UNIT 8	1,363.64	100,699.68		1,363.64
6/06/2022	12-Jun	541	24	W/E 3.6.22	RENT - UNIT 8	1,363.64	102,063.32		1,363.64
6/06/2022	12-Jun	541	25	W/E 10.6.22	RENT - UNIT 23	734.27	102,797.59	734.27	
13/06/2022	12-Jun	563	54	W/E 10.6.22	RENT - UNIT 8	1,363.64	104,161.23		1,363.64
13/06/2022	12-Jun	563	55	W/E 17.6.22	RENT - UNIT 23	734.27	104,895.50	734.27	
20/06/2022	12-Jun	563	56	W/E 17.6.22	RENT - UNIT 8	1,363.64	106,259.14		1,363.64
20/06/2022	12-Jun	563	57	W/E 24.6.22	RENT - UNIT 23	734.27	106,993.41	734.27	

27/06/2022	12-Jun	585	65 W/E 24.6.22	RENT- UNIT 8	1,363.64	108,357.05		1,363.64	
27/06/2022	12-Jun	585	66 W/E 1.7.22	RENT - UNIT 23	734.27	109,091.32	734.27		
				Closing Balance		109,091.32			
Closing Balance							<b>38,182.02</b>	<b>70,909.28</b>	<b>109,091.30</b>
							734.27	1,363.64	

**COMMERCIAL LEASE AGREEMENT**

THIS LEASE (this "Lease") dated this 1 day of July, 2020

**BETWEEN:**

**DELL FAMILY PTY LTD ATF ST GEORGE KART CENTRE PTY LTD RETIREMENT  
FUND of 13 LILI PILI DRIVE, PLEASURE POINT, NSW 2172**

Telephone: (02) 9792 8451 Fax: \_\_\_\_\_

(the "Landlord")

OF THE FIRST PART

- AND -

**ST GEORGE KART CENTRE W/SALE PTY LTD of 8/244 HORSLEY RD, MILPERRA,  
NSW 2214**

Telephone: (02) 9773 8677

(the "Tenant")

OF THE SECOND PART

**IN CONSIDERATION OF** the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the parties to this Lease (the "Parties") agree as follows:

**Definitions**

1. When used in this Lease, the following expressions will have the meanings indicated:
  - a. "Additional Rent" means all amounts payable by the Tenant under this Lease except Base Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease;
  - b. "Building" means all buildings, improvements, equipment, fixtures, property and facilities from time to time located at 23/244 HORSLEY RD, MILPERRA, NSW 2214, as from time to time altered, expanded or reduced by the Landlord in its sole discretion;
  - c. "Common Areas and Facilities" mean:

- i. those portions of the Building areas, buildings, improvements, facilities, utilities, equipment and installations in or forming part of the Building which from time to time are not designated or intended by the Landlord to be let to tenants of the Building including, without limitation, exterior weather walls, roofs, entrances and exits, carpark areas, driveways, loading docks and area, storage, mechanical and electrical rooms, areas above and below leasable premises and not included within leasable premises, security and alarm equipment, grassed and landscaped areas, retaining walls and maintenance, cleaning and operating equipment serving the Building; and
  - ii. those lands, areas, buildings, improvements, facilities, utilities, equipment and installations which serve or are for the useful benefit of the Building, the tenants of the Building or the Landlord and those having business with them, whether or not located within, adjacent to or near the Building and which are designated from time to time by the Landlord as part of the Common Areas and Facilities;
- d. "Leasable Area" means with respect to any rentable premises, the area expressed in square metres of all floor space including floor space of mezzanines, if any, determined, calculated and certified by the Landlord and measured from the exterior face of all exterior walls, doors and windows, including walls, doors and windows separating the rentable premises from enclosed Common Areas and Facilities, if any, and from the centre line of all interior walls separating the rentable premises from adjoining rentable premises. There will be no deduction or exclusion for any space occupied by or used for columns, ducts or other structural elements;
- e. "Premises" means the warehouse space at 23/244 HORSLEY RD, MILPERRA, NSW 2214.
- f. "Rent" means the total of Base Rent and Additional Rent.

**Intent of Lease**

2. It is the intent of this Lease and agreed to by the Parties to this Lease that rent for this Lease will be on a gross rent basis meaning the Tenant will pay the Base Rent and any Additional Rent and the Landlord will be responsible for all other service charges related to the Premises and the operation of the Building save as specifically provided in this Lease to the contrary.



**Leased Premises**

3. The Landlord agrees to rent to the Tenant the warehouse space described as 23/244 HORSLEY RD, MILPERRA, NSW 2214, (the "Premises").
4. The Premises will be used for only the following permitted use (the "Permitted Use"): STORAGE. Neither the Premises nor any part of the Premises will be used at any time during the Term by Tenant for any purpose other than the Permitted Use.
5. Subject to the provisions of this Lease, the Tenant is entitled to the use of 4 parking spaces (the 'Parking') on or about the Premises. Only properly insured motor vehicles may be parked in the Tenant's space.
6. The Landlord reserves the right in its reasonable discretion to alter, reconstruct, expand, withdraw from or add to the Building from time to time. In the exercise of those rights, the Landlord undertakes to use reasonable efforts to minimise any interference with the visibility of the Premises and to use reasonable efforts to ensure that direct entrance to and exit from the Premises is maintained.
7. The Tenant acknowledges that the Landlord or its agent will have the right to enter the Premises at all reasonable times to show them to prospective purchasers, encumbrancers, lessees or assignees, and may also during the ninety days preceding the termination of the terms of this Lease, place upon the Premises the usual type of notice to the effect that the Premises are for rent, which notice the Tenant will permit to remain on them.

**Term**

8. The term of the Lease is a periodic tenancy commencing at 12:00 noon on 1 July 2020 and continuing on a year-to-year basis until the Landlord or the Tenant terminates the tenancy (the "Term").
9. Upon 30 days' notice, the Landlord may terminate the tenancy under this Lease if the Tenant has defaulted in the payment of any portion of the Rent when due.
10. Upon 30 days' notice, the Landlord may terminate the tenancy under this Lease if the Tenant fails to observe, perform and keep each and every of the covenants, agreements, stipulations, obligations, conditions and other provisions of this Lease to be observed, performed and kept by the Tenant and the Tenant persists in such default beyond the said 30 days' notice.

**Rent**

11. Subject to the provisions of this Lease, the Tenant will pay a base rent, without setoff, abatement or deduction, of \$807.70, payable every WEEKLY, for the Premises (the "Base Rent").
12. The Tenant will pay the Base Rent on or before the MONDAY of each and every period of the Term to the Landlord.

**Use and Occupation**

13. The Tenant will use and occupy the Premises only for the Permitted Use and for no other purpose whatsoever. The Tenant will carry on business under the name of \_\_\_\_\_ and will not change such name without the prior written consent of the Landlord, such consent not to be unreasonably withheld. The Tenant will open the whole of the Premises for business to the public fully fixtured, stocked and staffed on the date of commencement of the term and throughout the term, will continuously occupy and utilise the entire Premises in the active conduct of its business in a reputable manner on such days and during such hours of business as may be determined from time to time by the Landlord.
14. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with any statute, including any subordinate legislation, which is in force now or in the future and taking into account any amendment or re-enactment, or any government department, local authority, other public or competent authority or court of competent jurisdiction and of the insurers in relation to the use, occupation and enjoyment of the Building (including in relation to health and safety compliance with the proper practice recommended by all appropriate authorities).

**Quiet Enjoyment**

15. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

**Overholding**

16. If the Tenant continues to occupy the Premises without the written consent of the Landlord at the expiration or other termination of the term, then the Tenant will be a tenant at will and will pay to the Landlord, as liquidated damages and not as rent, an amount equal to twice the Base Rent plus any Additional Rent during the period of such occupancy, accruing from day to day and adjusted pro rata accordingly, and subject always to all the other provisions of this

Lease insofar as they are applicable to a tenancy at will and a tenancy from month to month or from year to year will not be created by implication of law; provided that nothing in this clause contained will preclude the Landlord from taking action for recovery of possession of the Premises.

**Utilities and Other Costs**

17. The Landlord is responsible for the payment of the following utilities and other charges in relation to the Premises: electricity, natural gas, water and sewer.

**Insurance**

18. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss. The Tenant is advised that, if insurance coverage is desired by the Tenant, the Tenant should inquire of the Tenant's insurance agent regarding a tenant's policy of insurance.

**Abandonment**

19. If at any time during the Term, the Tenant abandons the Premises or any part of the Premises, the Landlord may, at its option, enter the Premises by any means without being liable for any prosecution for such entering, and without becoming liable to the Tenant for damages or for any payment of any kind whatever, and may, at the Landlord's discretion, as agent for the Tenant, relet the Premises, or any part of the Premises, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at the Landlord's option, hold the Tenant liable for any difference between the Rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realised by the Landlord by means of the reletting. If the Landlord's right of reentry is exercised following abandonment of the premises by the Tenant, then the Landlord may consider any personal property belonging to the Tenant and left on the Premises to also have been abandoned, in which case the Landlord may dispose of all such personal property in any manner the Landlord will deem proper and is relieved of all liability for doing so.

**Tenant's Indemnity**

20. The Tenant will and does hereby indemnify and save harmless the Landlord of and from all loss and damage and all actions, claims, costs, demands, expenses, fines, liabilities and suits of any nature whatsoever for which the Landlord will or may become liable, incur or suffer by reason of a breach, violation or nonperformance by the Tenant of any covenant, term or provision hereof or by reason of any construction or other liens for any work done or

materials provided or services rendered for alterations, improvements or repairs, made by or on behalf of the Tenant to the Premises, or by reason of any injury occasioned to or suffered by any person or damage to any property, or by reason of any wrongful act or omission, default or negligence on the part of the Tenant or any of its agents, concessionaires, contractors, customers, employees, invitees or licensees in or about the Building, or any losses caused, or contributed to, by any trespasser while that trespasser is on the Premises.

**Governing Law**

21. It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of New South Wales, without regard to the jurisdiction in which any action or special proceeding may be instituted.

**Severability**

22. If there is a conflict between any provision of this Lease and the applicable legislation of the State of New South Wales (the "Act"), the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

**Assignment and Subletting**

23. The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Premises or any part of the Premises. An assignment, subletting, concession, or license, whether by operation of law, in equity, or otherwise, will be void and will, at Landlord's option, terminate this Lease.

**Bulk Sale**

24. No bulk sale of goods and assets of the Tenant may take place without first obtaining the written consent of the Landlord, which consent will not be unreasonably withheld so long as the Tenant and the Purchaser are able to provide the Landlord with assurances, in a form satisfactory to the Landlord, that the Tenant's obligations in this Lease will continue to be performed and respected, in the manner satisfactory to the Landlord, after completion of the said bulk sale.

**Care and Use of Premises**

25. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Premises.

26. Vehicles which the Landlord reasonably considers unsightly, noisy, dangerous, improperly insured, inoperable or unlicensed are not permitted in the Tenant's parking stall(s), and such vehicles may be towed away at the Tenant's expense. Carpark facilities are provided at the Tenant's own risk. The Tenant is required to park in only the space allotted to them.
27. The Tenant will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Landlord, disturbs the comfort or convenience of other tenants.
28. The Tenant will not engage in any illegal trade or activity on or about the Premises.
29. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.

**Surrender of Premises**

30. At the expiration of the lease term, the Tenant will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

**Hazardous Materials**

31. The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

**Rules and Regulations**

32. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the Building, parking lot and other common facilities that are provided for the use of the Tenant in and around the Building on the Premises.

**General Provisions**

33. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or nonperformance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
34. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.

- 35. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recoverable by the Landlord as rental arrears.
- 36. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
- 37. Time is of the essence in this Lease.
- 38. This Lease will constitute the entire agreement between the Parties. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorised officer under seal, on this 1 day of July, 2020

DELL FAMILY PTY LTD ATF ST GEORGE  
KART CENTRE PTY LTD RETIREMENT FUND  
(Landlord)

[Signature]  
(Witness)

Per: A. P. Dell (SEAL)

ST GEORGE KART CENTRE W/SALE PTY LTD  
(Tenant)

[Signature]  
(Witness)

Per: [Signature] (SEAL)

St George Kart Centre (Wholesale ) Pty Ltd

30/06/2021

1369. Rental Outgoings									
22/06/20	1 Jul	23	163	W/E 26.6.20	RENT - UNIT 23	734.27		734.27	
29/06/20	1 Jul	23	167	W/E 3/7/20	RENT - UNIT 23	734.27		1,468.54	
29/06/20	1 Jul	23	169	W/E 3.7.20	RENT - UNIT 23	734.27		2,202.81	
06/07/20	1 Jul	20	175	W/E 10.7.20	RENT - UNIT 23	734.25		2,937.06	
13/07/20	1 Jul	20	173	W/E 17.7.20	RENT - UNIT 23	734.27		3,671.33	
20/07/20	1 Jul	54	201	W/E 14.8.20	RENT - UNIT 23	734.27		4,405.60	
27/07/20	1 Jul	20	172	W/E 24.7.20	RENT - UNIT 23	734.27		5,139.87	
03/08/20	2 Aug	56	91	W/E 31.7.20	RENT - UNIT 23	734.27		5,874.14	
10/08/20	2 Aug	56	93	W/E 7.8.20	RENT - UNIT 23	734.27		6,608.41	
17/08/20	2 Aug	70	42	W/E 21.8.20	RENT - UNIT 23	734.27		7,342.68	
24/08/20	2 Aug	82	101	W/E 28.8.20	RENT - UNIT 23	734.27		8,076.95	
31/08/20	2 Aug	94	30	W/E 4.9.20	RENT - UNIT 23	734.27		8,811.22	
07/09/20	3 Sep	119	65	W/E 11.9.20	RENT - UNIT 23	734.27		9,545.49	
14/09/20	3 Sep	131	81	W/E 18.9.20	RENT - UNIT 23	734.27		10,279.76	
21/09/20	3 Sep	143	142	W/E 25/9/20	RENT - UNIT 23	734.27		11,014.03	
28/09/20	3 Sep	158	208	W/E 2/10/20	RENT - UNIT 23	734.27		11,748.30	
05/10/20	4 Oct	170	3	W/E 9.10.20	RENT - UNIT 23	734.27		12,482.57	
12/10/20	4 Oct	187	51	W/E 16.10.20	RENT - UNIT 23	734.27		13,216.84	
19/10/20	4 Oct	200	47	W/E 23.10.20	RENT - UNIT 23	734.27		13,951.11	
26/10/20	4 Oct	210	127	W/E 30.10.20	RENT - UNIT 23	734.27		14,685.38	
02/11/20	5 Nov	224	36	W/E 6.11.20	RENT - UNIT 23	734.27		15,419.65	
09/11/20	5 Nov	237	47	W/E 13.11.20	RENT - UNIT 23	734.27		16,153.92	
16/11/20	5 Nov	251	75	W/E 20.11.20	RENT - UNIT 23	734.27		16,888.19	
23/11/20	5 Nov	262	84	W/E 27.11.20	RENT - UNIT 23	734.27		17,622.46	
30/11/20	5 Nov	279	130	W/E 4.12.20	RENT - UNIT 23	734.27		18,356.73	
07/12/20	6 Dec	297	32	W/E 11.12.20	RENT - UNIT 23	734.27		19,091.00	
14/12/20	6 Dec	310	41	W/E 18.12.20	RENT - UNIT 23	734.27		19,825.27	
21/12/20	6 Dec	318	85	W/E 25.12.20	RENT - UNIT 23	734.27		20,559.54	
29/12/20	6 Dec	337	259	W/E 1.1.21	RENT - UNIT 23	734.27		21,293.81	
29/12/20	6 Dec	337	260	W/E 1.1.21	RENT - UNIT 23	734.27		22,028.08	
29/12/20	6 Dec	337	261	526037	RENT - UNIT 23	734.27	734.27	21,293.81	
04/01/21	7 Jan	339	22	W/E 8.1.21	RENT - UNIT 23	734.27		22,028.08	
11/01/21	7 Jan	339	24	W/E 15.1.21	RENT - UNIT 23	734.27		22,762.35	
18/01/21	7 Jan	348	7	W/E 22.1.21	RENT - UNIT 23	734.27		23,496.62	
25/01/21	7 Jan	358	3	W/E 29.1.21	RENT - UNIT 23	734.27		24,230.89	
01/02/21	8 Feb	381	32	W/E 5.2.21	RENT - UNIT 23	734.27		24,965.16	
08/02/21	8 Feb	395	35	W/E 12.2.21	RENT - UNIT 23	734.27		25,699.43	
15/02/21	8 Feb	407	135	W/E 19.2.21	RENT - UNIT 23	734.27		26,433.70	
22/02/21	8 Feb	415	108	W/E 26.2.21	RENT - UNIT 23	734.27		27,167.97	
01/03/21	9 Mar	434	37	W/E 5.3.21	RENT - UNIT 23	734.27		27,902.24	
08/03/21	9 Mar	434	39	W/E 12.3.21	RENT - UNIT 23	734.27		28,636.51	
15/03/21	9 Mar	455	83	W/E 19.3.21	RENT - UNIT 23	734.27		29,370.78	
22/03/21	9 Mar	464	136	W/E 26.3.21	RENT - UNIT 23	734.27		30,105.05	
29/03/21	9 Mar	471	40	W/E 2.4.21	RENT - UNIT 23	734.27		30,839.32	
06/04/21	10 Apr	496	33	W/E 9.4.21	RENT - UNIT 23	734.27		31,573.59	
12/04/21	10 Apr	509	41	W/E 16.4.21	RENT - UNIT 23	734.27		32,307.86	
19/04/21	10 Apr	519	92	W/E 23.4.21	RENT - UNIT 23	734.27		33,042.13	
26/04/21	10 Apr	530	81	W/E 30.4.21	RENT - UNIT 23	734.27		33,776.40	
03/05/21	11 May	544	22	W/E 7.5.21	RENT - UNIT 23	734.27		34,510.67	
10/05/21	11 May	556	24	W/E 14.5.21	RENT - UNIT 23	734.27		35,244.94	
17/05/21	11 May	567	55	W/E 21.5.21	RENT - UNIT 23	734.27		35,979.21	

24/05/21	11 May	579	85	W/E 28.5.21	RENT - UNIT 23	734.27	36,713.48
31/05/21	11 May	599	185	W/E 4.6.21	RENT - UNIT 23	734.27	37,447.75
07/06/21	12 Jun	617	29	W/E 11.6.21	RENT - UNIT 23	734.27	38,182.02
14/06/21	12 Jun	626	29	W/E 18.6.21	RENT - UNIT 23	734.27	38,916.29
21/06/21	12 Jun	635	74	W/E 25.6.21	RENT - UNIT 23	734.27	39,650.56
28/06/21	12 Jun	642	27	W/E 2.7.21	RENT- UNIT 23	734.27	40,384.83
Closing Balance							40,384.83