

second lease

Note no rent until 1.10.20 (due to free rent in lease)

## Schedule

Item 1  
[1.1]

**Landlord:**

Cam Superannuation Pty Ltd ACN 125 962 049 & 23 Beatty Avenue Pty Ltd ACN 163 589 526  
C/- Stirling Warton Taylor, Level 11, 111 Elizabeth Street, Sydney NSW 2000

Item 2  
[1.1]

**Tenant:**

Luxico Building Pty Ltd ACN 639 435 975  
C/- Anderson Partners Accountants Pty Ltd, Level 6, 484 St Kilda Road, Melbourne 3004

Item 3  
[1.1]

**Guarantor:**

1. Rory Gavin Connelly  
Of 11 McBride Road, Beaconsfield Upper 3808
2. Thomas David Maidment  
Of 906 Malvern Road, Armadale 3143

Item 4  
[1.1]

**(a) Premises:**

Suite 4, 23A Beatty Avenue, Armadale 3143, being approximately 99 square metres in area and being the area outlined in black on the plan contained in Annexure A (which has been included for identification purposes only). For clarity, the Tenant's car space is also outlined in black on the plan, whereby the Tenant is entitled to park one car in this area pursuant to AP15.

**(b) Land:**

The applicable part of the land described in Certificate of Title Volume 11160 Folio 722.

Item 5  
[1.1]

**Landlord's installations:**

Light fittings, carpet (downstairs), floorboards (upstairs) and sink.

Item 6  
[1.1]

**Rent:**

\$33,000.00 per annum (plus GST, if applicable)

2,750, + gst p/m.

Item 7  
[1.1]

**Tenant's installations:**

Everything brought onto the premises by the Tenant.

Item 8  
[1.1]

**Term of the lease:**

Two years starting on 1/08/2020 ("the Commencement Date").

Item 9  
[2.1.1]

**How rent is to be paid:**

Monthly in advance, by instalments on the 1<sup>st</sup> day of each month at one-twelfth the annual rental to the Landlord as directed by the Landlord in writing from time to time, except for any broken period which shall be calculated on a pro-rata basis and shall be payable on the first day of such broken period.

As at the Commencement Date the Landlord's account details for payment of rent are as follows:

Bank: NAB  
BSB: 083 004  
A/c no: 587265250  
A/c name: Cam Superannuation

We are in agreement with the above terms and conditions and are prepared to execute Lease documentation on this basis.

Signed for and on behalf of the Tenant: T. [Signature]

T. Mordant - Director.  
Name and position of authorised signatory

Date 7 / 7 / 2020

Signed for and on behalf of the Landlord: .....

.....  
Name and position of authorised signatory

Date ..... / ..... / 2020