

## SCHEDULE

- Item 1            **Landlord**  
[1.1]            **CAM Superfund Pty. Ltd. & 23 Beatty Ave Pty. Ltd.**  
(ABN 92 847 085 354) of 1/16 Dodson Avenue, Cronulla, N.S.W.  
2230.
- Item 2            **Tenant**  
[1.1]            **GKS DESIGN STUDIO PTY LTD T/A CABLE MELBOURNE**  
**ABN 40 122 801 156** of Registered Office 139 Canterbury Road,  
Toorak, Victoria, 3142.
- Item 3            **Guarantor**  
Nil
- Item 4            **Premises**  
[1.1]            23 Beatty Avenue, Armadale, Victoria, 3143.  
Area : 42.23m<sup>2</sup>
- Item 5            **Landlord's Installations**  
[1.1]            As at the date of handover
- Item 6            **Gross Rent**  
[1.1]            Year 1 \$39,000 p.a. plus GST (\$3,250.00 p.c.m. plus GST) ~~500~~  
Year 2 \$40,560 p.a. plus GST (\$3,380.00 p.c.m. plus GST)  
Year 3 \$42,182 p.a. plus GST (\$3,515.17 p.c.m. plus GST)
- Item 7            **Tenant's Installations**  
[1.1]            As at the date of handover.
- Item 8            **Term of the Lease**  
[1.1]            Three (3) years commencing on the 14<sup>th</sup> February 2018
- Item 9            **How Rent is to be Paid**  
[2.1.1]            Calendar monthly in advance by EFT.
- Item 10           **Building outgoings which the Tenant must pay or reimburse**  
[1.1, 2.1.2            Nil. This is a Gross Lease.  
2.1.5 & 5.4]
- Item 11           **Risks which the Insurance Policies Must Cover**  
[1.1 & 6.2]            Fire, flood, lightning, storm & tempest, explosion, malicious damage  
Earthquake, impact by vehicle, impact by aircraft & articles dropped  
from them, internal flood water, and such other risks as the landlord  
reasonably requires from time to time.
- Item 12           **Amount of Public Risk Insurance Cover**  
[1.1 & 2.3.1]           \$10,000,000.00
- Item 13           **Period of Loss of Rent and Outgoings Insurance**  
[1.1]            Nil

# SAPHIRA

**RETAIL LEASE – VICTORIA**  
**with guarantee and indemnity**  
**for retail premises - under the *Retail Leases Act 2003***

**We lease you the shop** for the **term of the lease** and at the **rent** and on the conditions set out in this Agreement together with necessary access over any common areas.

The **guarantor**, if any, agrees to be bound by his or her obligations set out in this Agreement.

Item 1

Catherine Anne Ewers

CAM Superannuation  
Pty Ltd & 23 Beatty  
Avenue Pty Ltd

1/16 Dodson Ave  
Cronulla NSW 2230

ABN – 92847085354

0411750601

ewerscatherine@gmail.c  
om

The Landlord Catherine  
Ewers registered for  
Goods and Services  
Tax (GST)

Item 1a

Landlord's Agent

self managed by  
landlord

AROR

Item 2

Saphira Pty Ltd

Christina Ruth Renate  
O'Reagan

Item 3

Guarantor

~~1 Judith Cr Mount~~ *CR*  
~~Waverley 3149~~  
*23 A Beatty Avenue*  
*Armadale V. 3143*  
Christina Ruth Renate  
O'Reagan

Item 4

Shop

~~1 Judith Cr Mount~~  
~~Waverley 3149~~  
*23 A Beatty Avenue* *CR*  
*Armadale 3143*  
Office (anti ageing clinic)  
3/23a Beatty Ave  
Armadale 3143 plus  
shared courtyard area  
(shared with 4/23a  
Beatty Ave Armadale)

Item 5

Term of the Lease  
3 years (three)

Lease begins on 18th  
September 2016  
and remains in force  
until 17th  
September 2019

Item 6

Rent

Monthly rental of \$  
3846.70 including GST,  
is payable in advance  
and in equal monthly  
instalments starting on  
the 18th day of  
September 2016  
~~(\$3846.70)~~  
\$3497 00 *CR*

*CR*

Item 7	How is rent paid?	The Rent must be paid monthly to the Landlord. into the following account insert bsb 083 004 account no 58 726 5250.
Item 8	Further term or term 3 year option	First : 3% at 18th September 2017 years Second: 3% at 18th September 2018 Third: 3% at 18th September 2019
Item 9A	The earliest date for exercising the option	18th March 2019
Item 9B	The latest date for exercising the option.	18th June 2019

*WLO*

# Fertile & Bloom

Item 1 [1.1]	<b>Landlord:</b> Cam Superannuation Pty Ltd ACN 125 962 049 & 23 Beatty Avenue Pty Ltd ACN 163 589 526 C/- Beller Commercial, Level 4, 613 St Kilda Road, Melbourne 3004
Item 2 [1.1]	<b>Tenant:</b> Fertile & Bloom Pty Ltd ACN 605 909 046 Registered Office: 71 Beaver Street, Malvern East 3145
Item 3 [1.1]	<b>Guarantor:</b> Peter Stefanou Of 71 Beaver Street, Malvern East 3145
Item 4 [1.1]	<b>(a) Premises:</b> Suite 4, 23A Beatty Avenue, Armadale 3143, being approximately 99 square metres in area.  <b>(b) Land:</b> The applicable part of the land described in Certificate of Title Volume 11160 Folio 722.
Item 5 [1.1]	<b>Landlord's installations:</b> Two split system air conditioning units, light fittings, carpet and sink.
Item 6 [1.1]	<b>Rent:</b> \$38,000.00 per annum (plus GST, if applicable)  <b>Note:</b> There is no need to refer to GST if the rent is expressed as a GST exclusive sum – see clause 17; If the rent is expressed as a GST inclusive sum, an additional provision will be needed to modify the operation of clause 17.
Item 7 [1.1]	<b>Tenant's installations:</b> Everything brought onto the premises by the Tenant.
Item 8 [1.1]	<b>Term of the lease:</b> Three years starting on 23/12/2016 ("the Commencement Date").
Item 9 [2.1.1]	<b>How rent is to be paid:</b> In advance of the 23 <sup>rd</sup> day of each month at one-twelfth the annual rental to the Landlord's agent Beller Commercial, Level 4, 613 St Kilda Road, Melbourne 3004 or as directed by the Landlord in writing from time to time. A pro-rata payment will apply for the balance of the month during which the rent free period ends and any other part periods.
Item 10 [1.1, 2.1.2, 2.1.5 & 5.4]	<b>Building outgoing which the tenant must pay or reimburse:</b> Nil.

Item 11  
[1.1 &  
6.2]

**Risks which the insurance policies must cover:**

- Fire
- Flood
- Lightning
- Storm and tempest
- Explosion
- Riots and civil commotion
- Strikes
- Malicious damage
- Earthquake
- Impact by vehicles
- Impact by aircraft and articles dropped by them
- Internal flood water

or such risks as the **landlord** reasonably requires from time to time.

Item 12  
[1.1 &  
2.3.1]

**Amount of public risk insurance cover:**

\$20,000,000.00 or other amount reasonably specified from time to time by the **landlord**.

Item 13  
[1.1]

**Period of loss of rent and outgoings insurance:**

Nil.

Item 14  
[2.1.7]

**Interest rate on overdue money:**

2% per annum more than the rate from time to time fixed by the *Penalty Interest Rates Act 1983 (Vic)*.

Item 15  
[2.2.1]

**Permitted use:**

Office/Personal Training Studio.

[1.14]

**Application of Act:**

As at the Commencement Date, the **Act** does apply.

Item 16  
[2.1.1,  
11, 18]

**Review date(s):**

**Term**

- (a) *Market review date(s)*: Not applicable.
- (b) *CPI review date(s)*: Not applicable.
- (c) *Fixed review date(s) and percentage or fixed amount increases*: 4% annual increases over the previous year's rental on the anniversary of the Commencement Date (i.e. 23/12/2017 & 23/12/2018).

**Further term(s)**

- (a) *Market review date(s)*: On commencement of any further terms (i.e. 23/12/2019, 23/12/2022 & 23/12/2025).
- (b) *CPI review date(s)*: Not applicable.
- (c) *Fixed review date(s) and percentage or fixed amount increases*: 4% annual increases over the previous year's rental on the anniversary of the commencement date of any further term (i.e. 23/12/2020, 23/12/2021, 23/12/2023, 23/12/2024, 23/12/2026 & 23/12/2027).

Item 17  
[2.1.1,  
11, 18]

**Who may initiate reviews:**

*Market review*: Landlord or Tenant (subject to the Act, if it applies).  
*CPI review*: Not applicable.  
*Fixed review*: Review is automatic.