


## Letter of Agreement


Prepared by: Kobelli Super Fund

Property: UNIT 10/16 NATASHA ST CAROLINA QLD 4157.  
KOBELLI SUPER FUND

1.	Lessor's Name & Address:	PO BOX 251 CAROLINA QLD 4157
2.	Lessee's Name & Address:	OLPC PIL AS TRUSTEE FOR KOBELLI TRUST UNIT 10/16 NATASHA ST CAROLINA 4157
3.	Lessor's Solicitor	IBA N/A
4.	Lessee's Solicitor	IBA N/A
5.	Trading Name:	OLPC PIL
6.	Lease Term: 3 YEARS	Lease ending 31.03.2021
7.	Building Area:	UNIT 10/16 NATASHA ST CAROLINA 4157
8.	Car Parks:	2
9.	Proposed Use:	SALE OF ELECTRONIC COMPONENTS
10.	Lease Commencement Date	01.04.2018
11.	Commencing Annual Rent	\$36,000 + GST
12.	Outgoings:	To be paid by Tenant ELECTRICITY, RATES, REPAIRS
13.	Rental Reviews:	31.03.2021
14.	Special Conditions:	
15.	GST:	The Lessee agrees to pay all GST assessed on the rent payable on this property at the rate set by the government
16.	Documentation:	The Lessee is responsible for the following costs associated with the lease: drafting, stamping, registration (where applicable), obtaining mortgagee's consent and survey plan to a cap of \$2000.
17.	Security Deposit:	Not applicable
18.	Deposit:	No deposit required
19.	Signage:	All signage is the responsibility of the Lessee and must be approved by the local council and the Lessor.
20.	Acceptance:	Should the above terms and conditions be acceptable to you, please sign where indicated on this agreement and return it to the Lessor's representative. Your execution will constitute an offer by the Lessee to the Lessor to lease the above mentioned premises on the terms and conditions set out herein. It is also agreed that provided the Lessor accepts these offer, the terms and conditions herein contained shall then constitute an Agreement to Lease between the Lessor and the Lessee until the formal documentation is signed. The lease is to incorporate the conditions outlined herein and otherwise being in terms reasonable acceptable to the Lessee and be in a form required by the Lessor consistent with the essential terms contained within this Agreement to Lease document.

Upon receipt and acceptance by the Lessor of the terms and conditions herein, the Lessor's solicitors will prepare a lease for perusal and execution by both parties forthwith.

Signed on behalf of the Lessee:   
Print Name: Keren Zuckerman  
Dated: 12/3/2018

Signed on behalf of the Lessor:   
Print Name: ESTELLE MORAN  
Dated: 12/03/2018

**Letter of Agreement**

Prepared by: Kobeli Super Fund


Property: UNIT 10/16 NATASHA ST

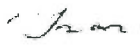
IRAPALABA Q4D 4157

WELLINGTON PT

1.	Lessor's Name & Address:	KOBELI SUPER FUND BRANDON DR 4160
2.	Lessee's Name & Address:	DARREN AS TRUSTEE FOR NORTH TRUST UNIT 10/16 NATASHA ST IRAPALABA Q4D 4157
3.	Lessor's Solicitor	IBA
4.	Lessee's Solicitor	IBA
5.	Trading Name:	OLIVE P/L
6.	Lease Term:	Lease ending 31.03.2018
7.	Building Area:	UNIT 10/16 NATASHA ST IRAPALABA
8.	Car Parks:	2 4157
9.	Proposed Use:	SALE OF ELECTRONIC COMPONENTS
10.	Lease Commencement Date	
11.	Commencing Annual Rent	\$ 36,000 GST
12.	Outgoings:	To be paid by Tenant ELECTRICITY RATES, REPAIRS
13.	Rental Reviews:	1st APRIL 2018
14.	Special Conditions:	
15.	GST:	The Lessee agrees to pay all GST assessed on the rent payable on this property at the rate set by the government
16.	Documentation:	The Lessee is responsible for the following costs associated with the lease: drafting, stamping, registration (where applicable), obtaining mortgagee's consent and survey plan to a cap of \$2000.
17.	Security Deposit:	Not applicable
18.	Deposit:	No deposit required
19.	Signage:	All signage is the responsibility of the Lessee and must be approved by the local council and the Lessor.
20.	Acceptance:	Should the above terms and conditions be acceptable to you, please sign where indicated on this agreement and return it to the Lessor's representative. Your execution will constitute an offer by the Lessee to the Lessor to lease the above mentioned premises on the terms and conditions set out herein. It is also agreed that provided the Lessor accepts these offer, the terms and conditions herein contained shall then constitute an Agreement to Lease between the Lessor and the Lessee until the formal documentation is signed. The lease is to incorporate the conditions outlined herein and otherwise being in terms reasonable acceptable to the Lessee and be in a form required by the Lessor consistent with the essential terms contained within this Agreement to Lease document.

Upon receipt and acceptance by the Lessor of the terms and conditions herein, the Lessor's solicitors will prepare a lease for perusal and execution by both parties forthwith.

Signed on behalf of the Lessee:   
Print Name: Kevin BOSTNER  
Dated:

Signed on behalf of the Lessor:   
Print Name: ESTER LUNA  
Dated: