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BRAD DICKSON SUPER FUND

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
Property Income (28000)					
<u>10-12 Links Crescent, Coolum Beach (DICKSF01A1)</u>					
21/01/2021	per bank statements			2,576.00 M12	2,576.00 CR
13/04/2021	per bank statements			18,441.30 M6	21,017.30 CR
18/05/2021	per bank statements			13,213.23 M4	34,230.53 CR
08/06/2021	per bank statements			13,209.64 M2	47,440.17 CR
				47,440.17	47,440.17 CR

Total Debits: 0.00

Total Credits: 47,440.17

Title Reference 50689217

1. Definitions and Interpretation

1.1 Terms in Reference Schedule

Where a term used in this Lease appears in bold type in the Reference Schedule, the term has the meaning shown opposite it in the Reference Schedule

1.2 Definitions

In this Lease:

- (1) **"Air Conditioning Equipment"** means the plant, piping, electrical installations, duct work and diffusers used to heat, cool, circulate and extract air throughout the Premises;
- (2) **"Australian Institute"** means the Australian Property Institute Incorporated (Queensland Division);
- (3) **"Building"** means all improvements erected on the Land including any modifications, extensions or alterations to those improvements and, where appropriate, includes the Land and the Landlord's Property;
- (4) **"Claim"** includes any claim or legal action;
- (5) **"Default Rate"** means 12% per annum;
- (6) **"Land"** means the land stated in Item 2 of the Form 7 in this Lease;
- (7) **"Landlord's Property"** includes any part of the Building and any other property owned by the Landlord in the Building or on the Premises including the Air Conditioning Equipment;
- (8) **"Official Requirement"** means any requirement, notice, order or direction of any statutory, public or other competent authority, present or future and includes the provisions of any statute, ordinance or by-law;
- (9) **"Premises"** means the whole of the Land and includes the Building and the Landlord's Property;
- (10) **"Rent"** means the amount stated in Item 6 of the Reference Schedule and includes any variation of it under clause 4;
- (11) **"Services"** means all utilities and services in the Building or the Premises;
- (12) **"Tenant's Employees"** means each of the Tenant's employees, contractors, agents, customers, clients, visitors, subtenants, licensees or others (with or without invitation) who may be upon the Premises, the Building or the Land;
- (13) **"Tenant's Property"** includes all fixtures and other articles in the Premises which are not owned by the Landlord;
- (14) **"Valuer"** means a person who:
 - (a) is a fellow or an associate, of not less than 5 years' standing, of the Australian Institute and active in the relevant market at the time of his appointment; and
 - (b) has a least 3 years' experience in valuing the kind of premises leased by this Lease.
- (15) **"Workplace Health and Safety Laws"** means the applicable legislation in the State of Queensland dealing with workplace health and safety in place from time to time, as well as any regulations, codes of practice and advisory standards made under or in connection with the legislation including the *Work Health and Safety Act 2011* and *Work Health and Safety Regulations 2011*.

Dealing Number



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Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W see the department's website.

1. Lessor	Lodger (Name, address, E-mail & phone number)	Lodger Code
Brad Dickson Super Fund Property Pty Ltd ACN 613 476 029 trustee under instrument 718418437		

2. Lot on Plan Description	Title Reference
Lot 94 on SP 193885	50689217

3. Lessee	Given names	Surname/Company name and number	(include tenancy if more than one)
		Aussie Tiny Houses Pty Ltd ACN 625 017 307	

4. Interest being leased
Fee Simple

5. Description of premises being leased
The whole of the Lot

6. Term of lease	7. Rental/Consideration
Commencement date/event: 15/02/2021 Expiry date: 14/02/2024 and/or Event: *Options: 2 x 3 years #insert nil if no option or insert option period (eg 3 years or 2 x 3 years)	See attached Schedule

8. Grant/Execution
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule.
* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... Signature	Brad Dickson Super Fund Pty Ltd ACN 613 476 029
..... full name	 Sole Director/Secretary

.....qualification	13/01/2021	Execution Date	Lessor's Signature
Witnessing Officer			
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)			

9. Acceptance
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

..... Signature	Aussie Tiny Houses Pty Ltd ACN 625 017 307		
..... full name	 Director		
.....qualification	13/01/2021	Execution Date	Lessee's Signature
Witnessing Officer			Director
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)			

