

# LEASE AGREEMENT

## 1. Parties

The parties to this agreement are Klinakis Super Pty Ltd A.C.N 626 717 333 as trustee for the Klinakis Family Superannuation Fund, hereinafter called "Landlord," and Pulse Travel Pty Ltd A.C.N. 010 936 179, hereinafter called "Tenant."

## 2. Property

Landlord hereby lets the real property described as Unit 7, 14 Browning Street, West End to the Tenant for the term of this Agreement.

## 3. Term

It is agreed that the lease commences from 1 July 2021 and shall run on a month to month basis.

## 4. Termination

Either party may terminate the agreement by giving one month's notice.

## 5. Rent

The initial monthly rental for said property shall be \$10,766.67 plus GST per month due and payable by the 1<sup>st</sup> day of each month.

Four (4) car parking spaces will be provided at \$275 plus GST per month due and payable by the 1<sup>st</sup> day of each month.

Total Rental Payable shall be \$11,866.76 plus GST per month due and payable by the 1<sup>st</sup> day of each month.

## 6. Outgoings

Tenant will pay all outgoings including but not limited to rates and body corporate fees.

### **In Addition It Is Agreed:**

1. Tenants shall not lease, sublease, or assign the premises without the prior written consent of the Landlord (but this consent shall not be unreasonably withheld).
2. Landlord may enter the premises at reasonable times for the purposes of inspection, maintenance, or repair, and to show the premises to prospective purchasers or tenants. In all instances, except those of emergency or abandonment, the Landlord shall give Tenant reasonable notice (at least one day) prior to entry.
3. Tenant agrees to occupy the premises and shall keep the same in good condition, reasonable wear and tear excepted, and shall not make any alterations thereon without written consent of the Landlord.

4. Tenant is entitled to quiet enjoyment of the premises and is authorised to use the premises as a travel agency. Tenant agrees to comply with the body corporate rules and not to unreasonably disturb other tenants of The Precinct 12-14 Browning Street, West End.
5. Tenant shall, upon termination of this Agreement, vacate and return premises in the same condition that it was received, less reasonable wear and tear beyond the Tenant's control.

We, the undersigned, agree to this Rental Agreement:

Signed on behalf of the Landlord by its duly authorised representative:

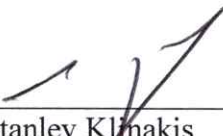
  
\_\_\_\_\_  
Signature – Stanley Klinakis

Dated: 11 Aug 2022

  
\_\_\_\_\_  
Signature – Anthea Klinakis

Dated: 11/8/22

Signed on behalf of the Tenant by its duly authorised representative:

  
\_\_\_\_\_  
Signature – Stanley Klinakis

Dated: 11 Aug 2022

**From:** Stan Klinakis <stanklinakis@pulsetravel.com.au>  
**Sent:** Thursday, 11 August 2022 4:50 PM  
**To:** Nicholas Valassakis  
**Subject:** Unit #7 - The Precinct - Rental Appraisal  
**Attachments:** Rental appraisal 7.14 Browning St, South Brisbane.docx

**From:** Nathan Nguyen <nathan.nguyen@metrofn.com.au>  
**Sent:** Tuesday, 9 August 2022 14:32  
**To:** Stan Klinakis <stanklinakis@pulsetravel.com.au>  
**Cc:** George Koukides (First National Metro) <Georgek@metrofn.com.au>  
**Subject:** RE: Unit #7 - The Precinct - Rental Appraisal

Hi Stan,

Hope you're well.

Please see attached rental appraisal for 7/14 Browning St, South Brisbane.

*(304sqm @ \$425psqm + 4 x carparks @ \$275pmpcp)  
304 x 425 = \$129,200 + \$13,200 = \$142,400pa = \$11,866.67pm*

Kind regards

**Nathan Nguyen** B.BusMan  
Analyst



**M: 0413 220 496**  
[First National Metro](#)  
[First National Commercial](#)