

221902 N



The Real Estate Institute of Victoria Ltd.  
ACN 004 210 897

COMMERCIAL 143

# Commercial Lease

0700.02

# Commercial Lease

**Agent Name:** Kevin Nixon Real Estate Pty Ltd  
**Agent Address:** 769 South Road, Moorabbin. Vic. 3189.  
**Postal Address:** PO Box 2139, Moorabbin. Vic. 3189.

May 2003

**Schedule**

1. Lessor: PAUL SHERMAN HOMES PTY LTD AS TRUSTEE FOR THE COTTERILL SUPERANNUATION FUND (ABN 39 584 489 768)  
C/- Nixon Management Services, 769 South Road, Moorabbin Vic 3189
2. Lessee: TORTELLI NOMINEES PTY LTD (ABN 44 179 513 724)  
31-35 Bendix Drive, Clayton Vic 3168
3. Premises: 1455A CENTRE ROAD, CLAYTON VIC 3168
4. Fixtures and Chattels (if any): LIGHT FITTINGS
5. Terms: TWO (2) YEARS AND TWO (2) MONTHS
6. Commencement Date: 01/10/2012
7. Rental: \$2,916.67 per CALENDAR MONTH PLUS GST, IF APPLICABLE. RENT COMMENCES 1ST DECEMBER 2012.

**Clause**

- 1(a) 8. Manner of payment of rental: CALENDAR MONTHLY IN ADVANCE
- 1(a) 9. Lessor's Agent: NIXON MANAGEMENT SERVICES, 769 South Road, Moorabbin Vic 3189
- 1(b) 10. Outgoings excluded: NIL
- 1(b) 11. Portion of rates, taxes, etc. to be borne by the Lessee: 100% OF ALL OUTGOINGS APPLICABLE TO THE DEMISED PREMISES
- 11A. The proportion that the lettable area of the Premises bears to the lettable area of the Building:  
100%
- 1(c) 12. Portion of building operating expenses to be borne by the Lessee: AS APPORTIONED
- 1(o) 13. Use of the premises: TILE SHOWROOM
- 1(v) 14. Security Deposit: <sup>3488.33</sup> \$3,208.33 (THREE THOUSAND TWO HUNDRED AND EIGHT DOLLARS AND THIRTY THREE CENTS)
- 3(f) 15. Further Term(s): FIVE (5) YEARS PLUS FIVE (5) YEARS PLUS FIVE (5) YEARS
- 3(f) 16. Last date for exercise Option: 1ST SEPTEMBER 2014
- 3(g) 17. Market Review Date(s): 1ST DECEMBER 2014
- 3(h)&(i) 18. Adjustment Date(s): 1ST OCTOBER 2013 - AS PER SPECIAL CONDITION 1
- 3(i) 19. Percentage increase in Rental: N/A

clayton.

Executed by the parties as a Deed and dated

20

31.8.2012.

SIGNED SEALED AND DELIVERED by )

the Lessor in the presence of: )

)

)

Witness:

*[Handwritten signature]*

THE COMMON SEAL of the Lessor was )

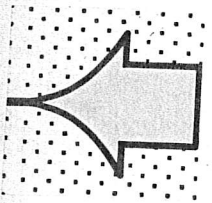
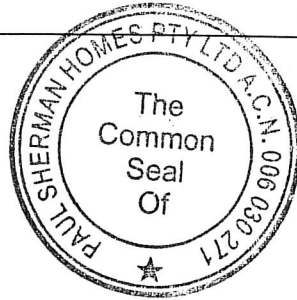
duly affixed in the presence of: )

)

)

Director

*[Handwritten signature]*



Director/Secretary

*[Handwritten signature]*

Print Full Name

Print Full Name

JOHN ROBERT ANTHONY COTTERILL

JUDITH ANN COTTERILL

SIGNED SEALED AND DELIVERED by )

the Lessee in the presence of: )

)

)

Witness:

THE COMMON SEAL of the Lessee was )

duly affixed in the presence of: )

)

)

Director

*[Handwritten signature]*

Director/Secretary

*[Handwritten signature]*

Print Full Name

Print Full Name

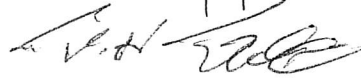
Vito Nicola Tortelli

Giulia Tortelli

- registered proprietor or proprietors from time to time of the Premises referred to in the Lease;
- (c) A reference to 'Liquidation' includes official management, receivership, appointment or an administrator, deregistration, winding up, dissolution, assignment for the benefit of or compromise, arrangement, composition or moratorium with creditors generally or any class of creditors, deed of company arrangement, insolvency, bankruptcy or a similar procedure or, where applicable, changes in the constitution of any partnership or person or death;
- (d) Where there is more than one Guarantor, the liability of the Guarantors shall be joint and several.

Executed by the Guarantor as a Deed and dated

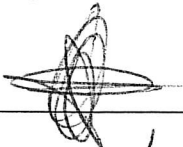
21/8/2012



**SIGNED SEALED AND DELIVERED** by )

In the presence of: )

Witness:



Signature \_\_\_\_\_

Lean Serepiss

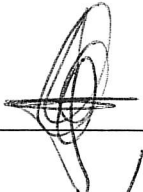
Print Full Name

**SIGNED SEALED AND DELIVERED** by )

) Budis Toetelli

In the presence of: )

Witness:



Signature \_\_\_\_\_

Lean Serepiss

Print Full Name

COTTERILL SUPERANNUATION FUND  
707 HEALESVILLE YARRA GLEN ROAD  
YARRA GLEN  
YARRA GLEN, VIC 3775

# Tax Invoice

Company Business Number 39 346 609 406

Date 1/03/2020  
Invoice # 224

**Bill To**  
TORTELLI NOMINEES P/L  
1455A Centre Road  
Clayton vic 3168

**Ship To**

P.O. #  
Terms Due on receipt

Ship Date 1/03/2020  
Due Date 1/06/2020  
Other

Tax	TAX Amt	Item	Description	Qty	Price	Amount
GST	377.27	RENT	RENT june		4,150.00	4,150.00

**COTTERILL SUPERANNUATION FUND**  
cotts100@bigpond.net.au  
cotts100@bigpond.net.au

0397302130  
Fax 0397302130

Subtotal	\$3,772.73
GST	\$377.27
Total	\$4,150.00
Payments/Credits	\$0.00
Balance Due	\$4,150.00

COTTERILL SUPERANNUATION FUND  
707 HEALESVILLE YARRA GLEN ROAD  
YARRA GLEN  
YARRA GLEN, VIC 3775

# Tax Invoice

Company Business Number 39 346 609 406

Date 1/03/2020  
Invoice # 223

**Bill To**

TORTELLI NOMINEES P/L  
1455A Centre Road  
Clayton vic 3168

**Ship To**

P.O. #

Terms Due on receipt

Ship Date 1/03/2020

Due Date 1/05/2020

Other

Tax	TAX Amt	Item	Description	Qty	Price	Amount
GST	377.27	RENT	RENT may		4,150.00	4,150.00

**COTTERILL SUPERANNUATION FUND**  
cotts100@bigpond.net.au  
cotts100@bigpond.net.au

0397302130  
Fax 0397302130

Subtotal	\$3,772.73
GST	\$377.27
Total	\$4,150.00
Payments/Credits	\$0.00
Balance Due	\$4,150.00

COTTERILL SUPERANNUATION FUND  
707 HEALESVILLE YARRA GLEN ROAD  
YARRA GLEN  
YARRA GLEN, VIC 3775

# Tax Invoice

Company Business Number 39 346 609 406

Date 1/03/2020  
Invoice # 222

**Bill To**  
TORTELLI NOMINEES P/L  
1455A Centre Road  
Clayton vic 3168

**Ship To**

P.O. #  
Terms Due on receipt

Ship Date 6/03/2020  
Due Date 1/04/2020  
Other

Tax	TAX Amt	Item	Description	Qty	Price	Amount
GST	377.27	RENT	RENT april		4,150.00	4,150.00

**COTTERILL SUPERANNUATION FUND**  
cotts100@bigpond.net.au  
cotts100@bigpond.net.au

0397302130  
Fax 0397302130

Subtotal \$3,772.73  
GST \$377.27  
Total \$4,150.00  
Payments/Credits \$0.00  
Balance Due \$4,150.00

COTTERILL SUPERANNUATION FUND  
707 HEALESVILLE YARRA GLEN ROAD  
YARRA GLEN  
YARRA GLEN, VIC 3775

*Tax Invoice*

Company Business Number 39 346 609 406

Date 2/12/2019  
Invoice # 218

**Bill To**  
TORTELLI NOMINEES P/L  
1455A Centre Road  
Clayton vic 3168

**Ship To**

P.O. #  
Terms Due on receipt

Ship Date 2/12/2019  
Due Date 1/03/2020  
Other

Tax	TAX Amt	Item	Description	Qty	Price	Amount
GST	377.27	RENT	RENT march		4,150.00	4,150.00

**COTTERILL SUPERANNUATION FUND**  
cotts100@bigpond.net.au  
cotts100@bigpond.net.au

0397302130  
Fax 0397302130

Subtotal	\$3,772.73
GST	\$377.27
Total	\$4,150.00
Payments/Credits	\$0.00
Balance Due	\$4,150.00



COTTERILL SUPERANNUATION FUND  
707 HEALESVILLE YARRA GLEN ROAD  
YARRA GLEN  
YARRA GLEN, VIC 3775

# Tax Invoice

Company Business Number 39 346 609 406

Date 2/12/2019  
Invoice # 217

**Bill To**  
TORTELLI NOMINEES P/L  
1455A Centre Road  
Clayton vic 3168

**Ship To**

P.O. #  
Terms Due on receipt

Ship Date 2/12/2019  
Due Date 1/02/2020  
Other

Tax	TAX Amt	Item	Description	Qty	Price	Amount
GST	377.27	RENT	RENT feb		4,150.00	4,150.00

**COTTERILL SUPERANNUATION FUND**  
cotts100@bigpond.net.au  
cotts100@bigpond.net.au

0397302130  
Fax 0397302130

Subtotal	\$3,772.73
GST	\$377.27
Total	\$4,150.00
Payments/Credits	\$0.00
Balance Due	\$4,150.00

COTTERILL SUPERANNUATION FUND  
707 HEALESVILLE YARRA GLEN ROAD  
YARRA GLEN  
YARRA GLEN, VIC 3775

# Tax Invoice

Company Business Number 39 346 609 406

Date 2/12/2019  
Invoice # 216

**Bill To**  
TORTELLI NOMINEES P/L  
1455A Centre Road  
Clayton vic 3168

**Ship To**

P.O. #  
Terms Due on receipt

Ship Date 2/12/2019  
Due Date 1/01/2020  
Other

Tax	TAX Amt	Item	Description	Qty	Price	Amount
GST	377.27	RENT	RENT jan		4,150.00	4,150.00

**COTTERILL SUPERANNUATION FUND**  
cotts100@bigpond.net.au  
cotts100@bigpond.net.au

0397302130  
Fax 0397302130

Subtotal	\$3,772.73
GST	\$377.27
Total	\$4,150.00
Payments/Credits	\$0.00
Balance Due	\$4,150.00

COTTERILL SUPERANNUATION FUND  
707 HEALESVILLE YARRA GLEN ROAD  
YARRA GLEN  
YARRA GLEN, VIC 3775

# Tax Invoice

Company Business Number 39 346 609 406

Date 1/09/2019  
Invoice # 212

**Bill To**  
TORTELLI NOMINEES P/L  
1455A Centre Road  
Clayton vic 3168

**Ship To**

P.O. #  
Terms Due on receipt

Ship Date 1/09/2019  
Due Date 1/12/2019  
Other

Tax	TAX Amt	Item	Description	Qty	Price	Amount
GST	363.64	RENT	RENT 1st dec		4,000.00	4,000.00

**COTTERILL SUPERANNUATION FUND**  
cotts100@bigpond.net.au  
cotts100@bigpond.net.au

0397302130  
Fax 0397302130

Subtotal	\$3,636.36
GST	\$363.64
Total	\$4,000.00
Payments/Credits	\$0.00
Balance Due	\$4,000.00

COTTERILL SUPERANNUATION FUND  
707 HEALESVILLE YARRA GLEN ROAD  
YARRA GLEN  
YARRA GLEN, VIC 3775

# Tax Invoice

Company Business Number 39 346 609 406

Date 1/09/2019  
Invoice # 211

Bill To  
TORTELLI NOMINEES P/L  
1455A Centre Road  
Clayton vic 3168

Ship To

P.O. #  
Terms Due on receipt

Ship Date 1/09/2019  
Due Date 1/11/2019  
Other

Tax	TAX Amt	Item	Description	Qty	Price	Amount
GST	363.64	RENT	RENT nov 1st		4,000.00	4,000.00

**COTTERILL SUPERANNUATION FUND**  
cotts100@bigpond.net.au  
cotts100@bigpond.net.au

0397302130  
Fax 0397302130

Subtotal	\$3,636.36
GST	\$363.64
Total	\$4,000.00
Payments/Credits	\$0.00
Balance Due	\$4,000.00

COTTERILL SUPERANNUATION FUND  
707 HEALESVILLE YARRA GLEN ROAD  
YARRA GLEN  
YARRA GLEN, VIC 3775

# Tax Invoice

Company Business Number 39 346 609 406

Date 9/09/2019  
Invoice # 210

**Bill To**  
TORTELLI NOMINEES P/L  
1455A Centre Road  
Clayton vic 3168

**Ship To**

P.O. #  
Terms Due on receipt

Ship Date 9/09/2019  
Due Date 1/10/2019  
Other

Tax	TAX Amt	Item	Description	Qty	Price	Amount
GST	363.64	RENT	RENT oct 1st		4,000.00	4,000.00

**COTTERILL SUPERANNUATION FUND**  
cotts100@bigpond.net.au  
cotts100@bigpond.net.au

0397302130  
Fax 0397302130

Subtotal	\$3,636.36
GST	\$363.64
Total	\$4,000.00
Payments/Credits	\$0.00
Balance Due	\$4,000.00

COTTERILL SUPERANNUATION FUND  
707 HEALESVILLE YARRA GLEN ROAD  
YARRA GLEN  
YARRA GLEN, VIC 3775

# Tax Invoice

Company Business Number 39 346 609 406

Date 1/07/2019  
Invoice # 205

**Bill To**  
TORTELLI NOMINEES P/L  
1455A Centre Road  
Clayton vic 3168

**Ship To**

P.O. #  
Terms Due on receipt

Ship Date 1/07/2019  
Due Date 1/09/2019  
Other

Tax	TAX Amt	Item	Description	Qty	Price	Amount
GST	363.64	RENT	RENT sep 1st		4,000.00	4,000.00

**COTTERILL SUPERANNUATION FUND**  
cotts100@bigpond.net.au  
cotts100@bigpond.net.au

0397302130  
Fax 0397302130

Subtotal \$3,636.36  
GST \$363.64  
Total \$4,000.00  
Payments/Credits \$0.00  
Balance Due \$4,000.00

COTTERILL SUPERANNUATION FUND  
707 HEALESVILLE YARRA GLEN ROAD  
YARRA GLEN  
YARRA GLEN, VIC 3775

# Tax Invoice

Company Business Number 39 346 609 406

Date 1/07/2019  
Invoice # 204

**Bill To**  
TORTELLI NOMINEES P/L  
1455A Centre Road  
Clayton vic 3168

**Ship To**

P.O. #  
Terms Due on receipt

Ship Date 1/07/2019  
Due Date 1/07/2019  
Other

Tax	TAX Amt	Item	Description	Qty	Price	Amount
GST	363.64	RENT	RENT aug 1st		4,000.00	4,000.00

**COTTERILL SUPERANNUATION FUND**  
cotts100@bigpond.net.au  
cotts100@bigpond.net.au

0397302130  
Fax 0397302130

Subtotal	\$3,636.36
GST	\$363.64
Total	\$4,000.00
Payments/Credits	\$0.00
Balance Due	\$4,000.00

COTTERILL SUPERANNUATION FUND  
707 HEALESVILLE YARRA GLEN ROAD  
YARRA GLEN  
YARRA GLEN, VIC 3775

# Tax Invoice

Company Business Number 39 346 609 406

Date 1/07/2019  
Invoice # 203

**Bill To**

TORTELLI NOMINEES P/L  
1455A Centre Road  
Clayton vic 3168

**Ship To**

P.O. #

Terms

Due on receipt

Ship Date 1/07/2019

Due Date 1/07/2019

Other

Tax	TAX Amt	Item	Description	Qty	Price	Amount
GST	363.64	RENT	RENT july 1st		4,000.00	4,000.00

**COTTERILL SUPERANNUATION FUND**

cotts100@bigpond.net.au

cotts100@bigpond.net.au

0397302130

Fax 0397302130

Subtotal	\$3,636.36
GST	\$363.64
Total	\$4,000.00
Payments/Credits	\$0.00
Balance Due	\$4,000.00