

Letter of Agreement

Prepared by: J & J Superannuation Fund for Property: 5 Project Street Salisbury Qld 4107

1.	Lessor's Name & Address:	J & J Superannuation Fund 107/1 O'Connell Street Kangaroo Point Qld 4167
2.	Lessee's Name & Address:	Bolts & Industrial Supplies Pty Ltd 7 Pritchard Road Virginia Qld 4014
3.	Lessor's Solicitor	TBA
4.	Lessee's Solicitor	TBA
5.	Trading Name:	Bolts & Industrial Supplies Pty Ltd
6.	Lease Term:	Lease ending 30/6/2019
7.	Building Area:	720sqm approx
8.	Car Parks:	N/A
9.	Proposed Use:	N/A
10.	Lease Commencement Date	1/7/2016
11.	Commencing Annual Rent	\$104,000.00 per year incl GST
12.	Outgoings:	To be paid by Tenant
13.	Rental Reviews:	3 yearly
14.	Special Conditions:	Increase by CPI on annual basis
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:	<p>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.</p> <p>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.</p> <p>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.</p>

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:

Dated:

Signed on behalf of the Lessor:

Print Name:

Dated:

Letter of Agreement

Prepared by: J & J Superannuation Fund for Property: 1/1834 Sandgate Road Virginia Qld

1.	Lessor's Name & Address:	J & J Superannuation Fund 107/1 O'Connell Street Kangaroo Point Qld 4167
2.	Lessee's Name & Address:	Bolts & Industrial Supplies Pty Ltd 7 Pritchard Road Virginia Qld 4014
3.	Lessor's Solicitor	TBA
4.	Lessee's Solicitor	TBA
5.	Trading Name:	Bolts & Industrial Supplies Pty Ltd
6.	Lease Term:	Lease ending 30/6/2019
7.	Building Area:	500sqm approx
8.	Car Parks:	n/a
9.	Proposed Use:	n/a
10.	Lease Commencement Date	1/7/2016
11.	Commencing Annual Rent	\$89,325.00 incl GST
12.	Outgoings:	To be paid by Tenant
13.	Rental Reviews:	3 Yearly
14.	Special Conditions:	Increase by CPI on annual basis
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:	<p>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.</p> <p>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.</p> <p>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.</p>

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:

Dated:

Signed on behalf of the Lessor:

Print Name:

Dated: