

## Commercial Lease Agreement

This Commercial Lease Agreement is made between :

Landlord - Leisa Jane Albury & Peter Damian McLean

As Trustee For The Albury McLean Superannuation Fund

and

Tenant - Wandin Engineering Pty Ltd

As Trustee For The McLean Family Trust

on the 28/2/2019

The Landlord makes available for lease the Building designated as the Premises, described as follows:

Street Address: Factory 4/11 Clancy Road, Mt Evelyn Vic 3796

Premises Description: Commercial factory

The Landlord hereby agrees to rent the Premises to Tenant and the Tenant hereby agrees to rent the Premises from the Landlord.

### 1. TERM:

The initial lease term shall begin on 28<sup>th</sup> February 2019 for a total period of 24 months.

The Tenant shall have the right to renew the Lease.

If the Lease is renewed, it shall bear the same terms, conditions and provisions contained in this commercial lease agreement.

### 2. RENT:

For the initial Lease term, the Tenant agrees to pay the Landlord \$2,000 plus GST per month as rent on or before the last day of each month.

For the renewed Lease term, if any, the Tenant agrees to pay the Landlord \$2,000 plus GST per month as rent on or before the last day of each month.

The Landlord reserves the right to designate parking areas for the Tenant and his/her agents and employees. The Tenant shall provide the Landlord with a list of all license numbers for cars owned by the Tenant's, his/her agents and employees.

10. UTILITIES:

The Tenant shall pay all utility charges for electricity, water, gas, sanitation, waste disposal and other services to be used by the Tenant on the Premises.

11. PROPERTY TAXES:

The Landlord shall pay all general real estate taxes and instalments of special assessments coming due on the Premises during the Lease term, and all personal property taxes on the Landlord's personal property at the Premises.

The Tenant shall pay all personal property taxes on his/her personal property at the Premises.

12. INSURANCE:

If the Premises is damaged by fire or other casualty due to an act of negligence by the Tenant or his/her agents, employees or invitees, rent shall not be diminished or disrupted while such damage is under repair. The Tenant shall also be responsible for any repair cost not covered by insurance.

The Landlord shall maintain fire and extended insurance coverage on the Premises and Building. The Tenant shall be responsible for fire and extended insurance coverage on all of his/her personal property in the Premises.

Landlord Name: Leisa Jane Albury & Peter Damian McLean  
As Trustee For The Albury McLean Superannuation Fund

Landlord Signature: \_\_\_\_\_

Landlord Address: 15 McKillop Road, Mt Evelyn Vic

Date: 28/2/2019

Tenant Name: Wandin Engineering Pty Ltd  
As Trustee For The McLean Family Trust

Tenant Signature: \_\_\_\_\_

Tenant Address: Factory 2, 11 Clancy Road, Mt Evelyn Vic 3796

Date: 28/2/2019

0716.

**McLean Family Trust ABN 33 241 661 059**

**Trading As**

**Wandin Engineering**

**Ledger Entries Report for the year ending 30 June, 2020**

23/02/2021

14:50

<b>Date</b>	<b>Trans No</b>	<b>Chq/Rec</b>	<b>Description</b>	<b>Code</b>	<b>Debit</b>	<b>Credit</b>	<b>Total</b>
<b>Account number 1936 - Superannuation - Assoc persons</b>							
30/06/2020	000000005	J 202001	Super contribution - directors		50,000.00		50,000.00
30/06/2020	000000020	J	Year end closing entry			50,000.00	0.00
Total					<u>50,000.00</u>	<u>50,000.00</u>	

Ms L Albury & Mr P McLean  
Albury McLean Superannuation Fund  
15 McKillop Road  
MOUNT EVELYN VIC 3796

**Tax Invoice**  
**013015**

Ref: ALBSF01  
17 February, 2020

Description	Amount
Fee for the preparation and lodgement of your income tax return for the year ended 30th June 2019.	
Fee for the preparation of your financial statements for the year ended 30th June 2019, for:	
Albury McLean Superannuation fund	
and for annual minutes and distribution statements for the year ended 30th June 2019.	
Fee for the preparation and notification of Superannuation Contribution Information to the Australian Taxation Office for the year ended 30th June 2019.	
GST	810.00
	81.00
<b>Terms: Fourteen Days</b>	<b>Amount Due: \$ 891.00</b>

*Please detach the portion below and forward with your payment*

**Remittance Advice**

Albury McLean Superannuation Fund		Invoice: 013015	
Cash <input type="checkbox"/>	Dir Debit <input type="checkbox"/>	BSB: 083 125	Ref: ALBSF01
		Account: 54619 9306	17 February, 2020
		Name: SA Elliott	
Cheque <input type="checkbox"/>	Visa <input type="checkbox"/>	Mastercard <input type="checkbox"/>	<b>Amount Due: \$ 891.00</b>
Card Number	<input type="text"/>	<input type="text"/>	<input type="text"/>
Security code (CCV)	<input type="text"/>	Expiry Date .....	Signature .....

# SUPER AUDITS

## TAX INVOICE

**Supplier:** Super Audits

**Auditor:** A.W. Boys  
SMSF Auditor Number (SAN) 100014140  
Registered Company Auditor (67793)

**Address:** Box 3376  
Rundle Mall 5000

**ABN:** 20 461 503 652

**Services:** Auditing

**Date:** 6 February 2020

**Recipient:** Albury McLean Super Fund

**Address:** C/- PO Box 211 LILYDALE Vic. 3140

### Description of Services

Statutory audit of the Albury McLean Super Fund for the financial year ending 30 June 2019.

**Fee:** \$350.00

**GST:** \$35.00

**Total:** \$385.00

Payment can be made with a cheque payable to Super Audits postal address being Box 3376 Rundle Mall 5000 or alternatively an EFT can be made BSB 015-056 Account No. 387392386.

