TRUSTEE(S) DECLARATION BUSINESS REAL PROPERTY

I(Pekaj Pty Ltd, being the trustee of the Phil4 Super Fund, ABN: 82 246 583 039) hereby **Declare**, that the business real property held by the Fund situated at 17 Kayleigh Dr, Maroochydore QLD 4558 which is self-managed, is not leased to a related party, as defined by the SIS Act 1993 of the members and the leasing arrangements were conducted on commercial terms on an arm's length basis pursuant to section 109 of the SIS Act 1993 during the financial year ending 30 June 2022.

In support of this declaration, the trustee obtained an independent market appraisal of the rent to be charged and market value of the property, both of which are attached, as well as the, collection periods of the rent from the tenant to satisfy section 109 of the SIS Act which also included the Outgoings to be paid by the tenant as required with Commercial Leasing Agreements to address any potential breaches of Non Arms Length Income and or Non Arms Length Expenditure

Dated: 30 June 2022

Philip Blowers - Director

Signed

Jennifer Blowers - Director

Signed

TRUSTEE(S) DECLARATION BUSINESS REAL PROPERTY

I(Pekaj Pty Ltd, being the trustee of the Phil4 Super Fund, ABN: 82 246 583 039) hereby **Declare**, that the business real property held by the Fund situated at 24 Hood St, Airport West VIC 3042 which is managed by Nelson Alexander Fitzroy, is not leased to a related party, as defined by the SIS Act 1993 of the members and the leasing arrangements were conducted on commercial terms on an arm's length basis pursuant to section 109 of the SIS Act 1993 during the financial year ending 30 June 2022.

In support of this declaration, the trustee obtained an independent market appraisal of the rent to be charged and market value of the property, both of which are attached, as well as the, collection periods of the rent from the tenant to satisfy section 109 of the SIS Act which also included the Outgoings to be paid by the tenant as required with Commercial Leasing Agreements to address any potential breaches of Non Arms Length Income and or Non Arms Length Expenditure

Dated: 30 June 2022

Philip Blowers - Director

Signed

Jennifer Blowers - Director

Signed

please note: client did not have signed lease as the tenant wanted to go month by month basis, and have signed the declaration as below

Pekaj Pty Ltd As Trustees for Phil4 Super Fund Minutes of a Meeting of Directors

Held:	10 Lake Kawana Boulevard, Birtinya Qld 4575
Date:	30 June 2022
Time:	4.00 pm
Present:	Philip Blowers Jennifer Blowers
Business:	The Directors, RESOLVE as follows:
	It is confirmed that the tenants occupying the property situated at 24 Hood Street, Airport West VIC 3042 are not a related party of Phil4 Super Fund.
	It is also confirmed that the property was rented for the whole year during the 2022 financial year, with the total rent received plus outgoings being \$30,958 (inclusive of GST).
	It is also confirmed that there was no signed lease as the Tenant had requested to go to month by month payments.
Closure:	It was resolved that these minutes be signed as a true record of the proceedings of the meeting.
	There being no further business the meeting was closed.
	for -
	Philip Blowers - Director
	YCDI

Jennifer Blowers - Director

-

Raine&Horne. Commercial

29th April 2022 🗸

Pekaj Pty Ltd atf Via Email

Dear Philip & Jennifer Blowers

RE: APPRAISAL OF VALUE Units 1,2, 3 and 4/17 Kayleigh Drive Maroochydore 🗸

As requested, your request for an appraisal has been prepared for Crossley Life Pty Ltd for the following property: -

Property Address: Real Property Description: Owner: Zoning: Local Authority: Land Area: Unit 1, 2, 3 and 4 / 17 Kayleigh Drive Maroochydore Lot 45 on RP No. 169519 Pekaj Pty Ltd Industrial Sunshine Coast Regional Council 1,200m2

Based on the current annual rental of \$57,567.78

As at the 30th June 2022 the appraised market value would be \$852,856.

Whilst this is not a registered valuation, it is an appraisal of value based on my knowledge of the industry having been involved in Commercial and Industrial Sales and Leasing on the Sunshine Coast for the past 41 years.

Should you require further information or clarification of the appraisal please call to discuss.

David C Smith Licensed Real Estate Agent and Director of Sales and Leasing Mobile: 0412 712 680

> Suite 215 Kon Tiki Business Centre Level 2, Building 1 55 Plaza Parade MAROOCHYDORE QLD 4558

Commercial

187 Gertrude Street Fitzroy 3065

Nelson Alexander

Wednesday, April 20, 2022

Philip Blowers Via e-mail: philip.blowers@gmail.com

Dear Phil,

Re Market Appraisal 24 Hood Street Airport West 3042 🧹

Further to your request for a market appraisal for the above-mentioned property please find the details outlined below.

In assessing the value, I have considered all comparable sales within the area and incorporated the current buyer sentiment in the market place. Obviously these values may change with varied market conditions, including interest rate policy and supply and demand.

Land Size: 700sqm approx.

Building Size: 580sqm approx.

Zoning: Commercial 2 Zone

Market Rent: \$35,000 - \$40,000 pa

Market Value: \$800,000 - \$880,000

Median of \$800,000 and \$880,000 = \$840,000 🗸

Should you wish to discuss any aspect of this opinion, please do not hesitate to contact me personally.

Yours Sincerely

Kristian Lunardi <u>Partner</u> M: 0401 810 556

* Disclaimer

This report has been prepared solely for your information and is not intended for any third party. Although every care has been taken in arriving at this figure, it is an opinion only and not to be taken as a sworn valuation.

nelsonalexander.com.au

Nelson Alexander Pty. Ltd. ABN 39-631-884-483 Licensed Estate Agent | REIV Member



philip blowers <philip.blowers@gmail.com>

Sun, Jan 31, 2021 at 2:14 PM

Superfund Auditor queries

2 messages

Kim Jay <kjay@initiativegroup.com.au> To: philip blowers <philip.blowers@gmail.com>

Hi Phil & Jenny

Our auditor is requesting a couple of items for your superfund. Are you able to supply the below please:

NO LEASE DURING THIS TIME

- please provide the lease agreement from 1 July 2018 to 20 January 2019 for unit 1 and 2 Kayleigh Drive
- please confirm the number of units rented in 17 Kayleigh Drive
- please provide the lease agreement for the 2019 financial year (from 1 July 2018 to 30 June 2019)
 for units 3 and 4 of Kayleigh Drive No ムビスSE DORING THIS TIME

Regards 95E/NEW TENNOT From eytor 20/01/2019 TO 19/01/2022 NEW TENNOT From Kim 1+2 NEW LEASE, DNITS 1,2+3 UNE1/182=1/ NEW TO 01/07/2022 TENHOT Financial Advisors/2020 2/10 Lake Kawana Boulevard, LEPHINE 4575 FROM 01/06/2020 TO 01/06/202 UNIT # 4 NEW p: 07 5437 88**8**8 e:kjay@initiativegroup.com.au 17 KAYLEICH NUE HAS 4

Liability limited by a scheme approved under Professional Standards Legislation

Finitive Pty Ltd T/A Finitive ACN 621 882 586 is a Corporate Authorised Representative of GPS Wealth Ltd | AFSL 254 544 | Australian Credit Licence 254 544 | ABN 17 005 482 726 | www.gpswealth.com.au

CONFIDENTIALITY: This e-mail is from Initiative Group. The contents are confidential and are intended only for the named recipient of the e-mail. If the reader of this e-mail is not the intended recipient, you are hereby notified that any use. copying, disclosure or distribution of the information contained in the e-mail is strictly prohibited. If you have received this e-mail in error, please reply to us immediately at info@initiativegroup.com.au and delete the document from your mail system.

VIRUSES: Any loss or damage caused by using this material is not the sender's responsibility. Initiative Groups' entire liability will be limited to re-supplying this material. No warranty is made that this material is free from computer virus or other defect.

philip blowers <philip.blowers@gmail.com> To: philip blowers <philip.blowers@gmail.com> Mon, Feb 1, 2021 at 8:14 PM

[Quoted text hidden]

2 attachments

Outlook-ptkrjpgy.jpg 2K

	REFERE	NCE S	SCHEDULE					
	LESSOR: NAME PEKAJ PT		AS TRUSTEE	ATTN: PHIL	IP BLOWERS	ABN ACN:	51 29	2 992
	ADDRESS.	25 PINE	WOOD STREET	nde anglett - c. m. chtt			-	
	SUBURB		MOUNTAIN		STATE: Q	ж.D	POSTC	ODE 4551
	PHONE		MOBILE 0409 789 443	FAX:	EMAIL. philip.blowers@gmail.com		_	
2.	TENANT NAME ALBERTU		DBUS GERBER			ABN ACN	8. S. C. Branner	1028146
	ADDRESS	24 PAP	ERBARK DRIVE	· · · ·				
	SUBURB	PALMV	IE\M		STATE	10	post	cod€ 455
	PHONE 07 5479 0		MOBILE 0423 254 196	FAX	EMAL gerberkoos@gmail.com			rendommer annua an
3.		NTOR:				ABN		
	ADDRESS			a a anna a anna a ann ann ann ann ann a	ang			
	SUBURB	-			STATE		POST	CODE
	PHONE.		MOBILE	FAX	EMAIL.		_	
4.	PREMIS	SES:	66.)		t- Annex a plan # available			
				1010				
				68.000	STATE	QLD	PO	CODE 4556
	SUBURB	BUDE	PART OF LOT 45		RP/SP REGISTERED PLAN 169	51.9		
5,	TERM:							
	The Term	n of the A	greement is. THREE		Months Z Years			
	Commen		20/01/2019 DATE (dd/mm/yyyy)	and endir	ng on: 19/01/2022 DATE (uu/mm/yyy)			
6.	OPTIO	N OF R	ENEWAL (IF AN	IY):	Note: The term of the lease fincluding patients is	haule na	t ancound	Data (11 second
	Period o	f further	term: NIL					
	Final da	te for exi	ercise of option:	ATE (dd/mm/yyyy	annangangang katalan samanan A			
7.	RENT:							
	\$ 28,11	4.00 PEI	R ANNUM + OUTG	OINGS + GST	per. month V year 🗾 ĸ	ana seata	danashin 74	
					201 N	1		INUTIA
INSTIAL.	S				212 A	2		
50004	07/17	1	Contra la Co	pyright The I	Real Estate Institute of Queensland Ltd			Face: 2 0114

2. I	RENT REVIEW: Refer to clause 3.3	Note: Failure to review on these dates does not wake the L					
	Review Date	Type of Review					
	20 JANUARY 2020	L Index review	11				
		Fixed increase - amount of increase	4				
	20 JANUARY 2021	Index review					
		Fixed increase - amount of increase	Å				
9.	PERMITTED USE:						
	MECHANICAL WORKSHOP AND OFFICE						
	100 A 200						
10.	OUTGOINGS: Refer to clause 1.2(9)						
	10(a) Percentage of Outgoings:	2 37 KAVI FIGH DRIVE, BUDERIM					
	100% OF OUTGOINGS ATTRIBUTABLE TO UNITS 1 &						
	10(b) Additional Outgoings including the costs of						
	Managing and operating the Building						
	Repair and maintenance of the Building						
	Gardening and Landscaping	4					
	Provision and servicing of Air-conditioning to the Building						
	Cleaning the Building	Z					
	Pest Control	\mathbf{Z}					
	Security services	L _{es}					
	Provision and servicing of Fire Detection and extinguishing e	guipment 🗸					
	Provision and servicing of lifts and escalators	housed					
	Common Area Electricity	×.	1				
	Trade waste	Z					
	Other (insert details)						
11_	DEPOSIT:						
	\$ 4,638.81 SEE SPECIAL CONDITIONS)	anaanaa aagaanaanaana qoolaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa					
	LESSOR'S AGENT:						
	NAME						
	ADDRESS						
	SUBLIPS.	STATE.	POSICODE				
	PHONE MOBILE FAX	EMAL					
	ABN ACN	LICENCE NUMBER					
1	• creation/late	NES. At					
NITIALS		Estate Institute of Queensland Ltd	ange an				

REFERENCE SCHEDULE

1.	LESSOR:			
	NAME: ATTN	ABN		
	PEKAJ PTY LTD AS TRUSTEE AHLIP BLOWERS	ACN: 7	51292	2 992
	NEKAJ FIT KID ISTRUST TIME IS			
	ADDRESS: 25 PINE WOOD STREET			
	SUBURB: LITTLE MOUNTAIN STATE	LO P	OSTCODE:	455
	PHONE: MOBILE: FAX: EMAIL: philipoblowers@gmail.	COM	4	
2.	TENANT:	004	1281	46
	NAME: 44	ABN:	0281	-
	ALBERTUS JACOBUS GERBER	ACN:		
	ADDRESS:			1. 1-1-0
	SUBURB: STATE	7 <i>LO</i> F	OSTCODE:	4333
	PHONE: MOBILE: FAX: EMAIL:			
	PHONE: MOBILE: FAX: EMAIL: EMAIL: 0423254196 EMAIL: gerbarkoosogmil.com			
3.	GUARANTOR:			
	NAME:	ABN:		
		ACN:		
	ADDRESS:			
				<u> </u>
	SUBURB: STATE:		POSTCODE	
	PHONE: MOBILE: FAX: EMAIL:			
	Level or Tenancy No. UNIT 1+2 ADDRESS: 17 KATLEIGH DUE			
		h. A		1.501
	SUBURB: 1300FK	20	POSTCODE	4000
	Description: Lot: PART OF LOT 45 RP/SP: REGISTERED PL	10 1	0 75 10	1
-				
5.	TERM: The Term of the Agreement is: $\mathcal{T}_{HAFE}(3) \sqcap Months$ If Years			
	The term of the Agreement is.			
	Commencing on: 01/09/2022 and ending on: 01/09/2025			
6.	OPTION OF RENEWAL (IF ANY): Note: The term of the lease (including options) should	ild not exc	ceed three (3)	years.
	4			
	Final date for exercise of option: DATE (dd/mm/yyyy):			
7.	RENT:		the base	
	\$ 30,408.00 PER ANNUM per: ☐ month vear < select tout coinces + GST	ct applica	DIE DOX	
	LOUTGOINGS + GST			
			0 -4	0
	DTA	2	17	5
INITIALS			TE	AN 40 1996 1999 2000
11 Stranger	07/17 © Copyright The Real Estate Institute of Queensland Ltd		Pa	ge 2 of 11
EF024	U/II			

	Review Date			Type of Review					
Au	19 JA	UUARY	2023	 Index review Fixed increase - amount of increase: 	4_	%			
	19 J	ANUARY	2024	Fixed increase - amount of increase	4	9			
	PERMITTED U MEC H	ISE: ANICAL L	OORKS	HOP AND OFFICE					
	OUTGOINGS: 10(a) Percentag	Re ge of Outgoings:	fer to clause 1.2(9)					
	10(b) Additiona	al Outgoings includ	ing the costs o	of (tick if applicable):					
	Managing and ope	erating the Building							
	Repair and maintenance of the Building								
	Gardening and Landscaping								
	Provision and servicing of Air-conditioning to the Building								
	Cleaning the Build	ding							
	Pest Control			I					
	Security services								
	Provision and ser	vicing of Fire Detection	and extinguishing	equipment					
	Provision and ser	rvicing of lifts and escal	ators						
	Common Area El								
	Trade waste								
	Other (insert details):								
11.	DEPOSIT: s Zz	ERO							
12.	LESSOR'S A	GENT:							
	ADDRESS:								
	SUBURB:			ST	ATE: POSTCOD	E:			
	PHONE:	MOBILE:	FAX:	EMAIL:					
	ABN:	ACN:		LICENCE NUMBER:					
			1 100 01011 1 100 01011 100 01011 100100	12	~ ~ ~				
TIALS				FIS.	H2.				

SPECIAL CONDITIONS

The parties should seek legal advice about any special conditions required. Please note sections 24(3A) to (7) of the Legal Profession Act 2007 (Qld) when preparing and completing this Agreement.

THE TENANT IS TO PROVIDE A CERTIFICATE OF CURRENCE OF INSULTNCE WHICH MENTIONS THE FOLLOWING 11 CORRENT PUBLIC LIABILITY OF \$20 MILLION PER OCCURRENCE 2/ GLASS COVER 3/ THE LESSOR IS TO BENOTED AS AN INTERESTED PARTY . PEKAJ PTYLTO AS TRUSTEC. 4/ ADDRESS OF PROPERTY IS TO BE NOTED AS - UNITS 1+2 17 KATLEICH DUE BUDERIN QLO 4556 5/ INDUSTRIAL RISK (IF REQUIRED) 6/ WORKERS COMPENSATION AND ANT OTHER STATUTORY INSURANCE .

EF024 07/17

A-

Page 4 of 11

Po-

EXECUTION BY	LESSOR		
LESSOR 1			
Executed by:	0001 (04	N	
in acco	rdance with Section 127 of the Corporations Act 2001 (Cth		
		Director	
Director/Secretary	hpon.	and the second	
	Serviren BLOWERS.	Name of Director (BLOCK LETTERS)	-
	Name of Director/Secretary (BLOCK LETTERS)		
OP (only complete	e this part if signing as attorney for the Lessor)	the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) u	nde
		newer of attorney dated	
SIGNED by		registered noin the pr	eser
		Name of Witness (BLOCK LETTERS)	
	Signature of Witness		
OR		AS LESSOR in the presence of:	
SIGNED by		AS LESSOR in the presence of	
		Name of Witness (BLOCK LETTERS)	
	Signature of Witness		
ADDRESS OF WITN	ESS:		1
		STATE: POSTCOL	DE:
SUB	URB:	STATE: POSTCOL	DE:
	-	STATE: POSTCOL	DE:
LESSOR 2	URB:	STATE: POSTCOL	DE:_
LESSOR 2	URB:		DE:
LESSOR 2	URB:	2th).	DE:
LESSOR 2	URB:		DE:_
LESSOR 2 Executed by: in ac	URB:	Director	DE:
LESSOR 2 Executed by: in ac	URB: cordance with Section 127 of the Corporations Act 2001 (C	2th).	DE:
LESSOR 2 Executed by: in ac Director/Secretary	URB: cordance with Section 127 of the Corporations Act 2001 (C Name of Director/Secretary (BLOCK LETTERS)	Director Name of Director (BLOCK LETTERS)	ho
LESSOR 2 Executed by: in ac Director/Secretary	URB: cordance with Section 127 of the Corporations Act 2001 (C	Director Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (w states s/he has received no notice of revocation)	
LESSOR 2 Executed by: in ac Director/Secretary OR (only compl	URB: cordance with Section 127 of the <i>Corporations Act 2001</i> (C Name of Director/Secretary (BLOCK LETTERS) ete this part if signing as attorney for the Lessor)	Director Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (w states s/he has received no notice of revocation)	
LESSOR 2 Executed by: in ac Director/Secretary	URB: cordance with Section 127 of the Corporations Act 2001 (C Name of Director/Secretary (BLOCK LETTERS)	Director Name of Director (BLOCK LETTERS)	
LESSOR 2 Executed by: in ac Director/Secretary OR (only compl	URB: cordance with Section 127 of the <i>Corporations Act 2001</i> (C Name of Director/Secretary (BLOCK LETTERS) ete this part if signing as attorney for the Lessor)	Cth). Director Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (w states s/he has received no notice of revocation) power of attorney dated registered noin the	
LESSOR 2 Executed by: in ac Director/Secretary OR (only compl	URB: cordance with Section 127 of the <i>Corporations Act 2001</i> (C Name of Director/Secretary (BLOCK LETTERS) ete this part if signing as attorney for the Lessor)	Director Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (w states s/he has received no notice of revocation)	
LESSOR 2 Executed by: in ac Director/Secretary OR (only compl	URB: cordance with Section 127 of the <i>Corporations Act 2001</i> (C Name of Director/Secretary (BLOCK LETTERS) ete this part if signing as attorney for the Lessor)	Cith). Director Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (w states s/he has received no notice of revocation) power of attorney dated registered no in the Name of Witness (BLOCK LETTERS)	
LESSOR 2 Executed by:in ac Director/Secretary OR (only compl SIGNED by	URB: cordance with Section 127 of the <i>Corporations Act 2001</i> (C Name of Director/Secretary (BLOCK LETTERS) ete this part if signing as attorney for the Lessor)	Cth). Director Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (w states s/he has received no notice of revocation) power of attorney dated registered noin the	
LESSOR 2 Executed by: in ac Director/Secretary OR (only compl SIGNED by	URB: cordance with Section 127 of the <i>Corporations Act 2001</i> (C Name of Director/Secretary (BLOCK LETTERS) ete this part if signing as attorney for the Lessor)	Cith). Director Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (w states s/he has received no notice of revocation) power of attorney dated registered no in the Name of Witness (BLOCK LETTERS)	
LESSOR 2 Executed by:in ac Director/Secretary OR (only compl SIGNED by	URB: cordance with Section 127 of the <i>Corporations Act 2001</i> (C Name of Director/Secretary (BLOCK LETTERS) ete this part if signing as attorney for the Lessor) Signature of Witness	Director Director Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (w states s/he has received no notice of revocation) power of attorney dated registered no Name of Witness (BLOCK LETTERS) AS LESSOR in the presence of:	
LESSOR 2 Executed by:in ac Director/Secretary OR (only compl SIGNED by	URB: cordance with Section 127 of the <i>Corporations Act 2001</i> (C Name of Director/Secretary (BLOCK LETTERS) ete this part if signing as attorney for the Lessor)	Cith). Director Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (w states s/he has received no notice of revocation) power of attorney dated registered no in the Name of Witness (BLOCK LETTERS)	
LESSOR 2 Executed by: in ac Director/Secretary OR (only compl SIGNED by OR SIGNED by	URB: cordance with Section 127 of the <i>Corporations Act 2001</i> (C Name of Director/Secretary (BLOCK LETTERS) ete this part if signing as attorney for the Lessor) Signature of Witness Signature of Witness	Cith). Director Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (w states s/he has received no notice of revocation) power of attorney dated registered no in the Name of Witness (BLOCK LETTERS) AS LESSOR in the presence of: Name of Witness (BLOCK LETTERS)	
LESSOR 2 Executed by:in ac Director/Secretary OR (only compl SIGNED by	URB: cordance with Section 127 of the <i>Corporations Act 2001</i> (C Name of Director/Secretary (BLOCK LETTERS) ete this part if signing as attorney for the Lessor) Signature of Witness Signature of Witness	Cith). Director Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (w states s/he has received no notice of revocation) power of attorney dated registered no in the Name of Witness (BLOCK LETTERS) AS LESSOR in the presence of: Name of Witness (BLOCK LETTERS)	ho) uno pres
LESSOR 2 Executed by:in ac Director/Secretary OR (only compl SIGNED by OR SIGNED by ADDRESS OF WIT	URB: cordance with Section 127 of the <i>Corporations Act 2001</i> (C Name of Director/Secretary (BLOCK LETTERS) ete this part if signing as attorney for the Lessor) Signature of Witness Signature of Witness	Cth). Director Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (w states s/he has received no notice of revocation) power of attorney dated registered no	ho) uno pres

EXECUTION BY TENANT

in accordance with Section 127 of the Corporations Act 2001 (Cth).	
Directer/Coordon/	Director
Director/Secretary	
	Name of Director (BLOCK LETTERS)
Name of Director/Secretary (BLOCK LETTERS)	
$\ensuremath{\textbf{OR}}$ (only complete this part if signing as attorney for the Tenant)	the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) under no work of attorney dated
SIGNED by	power of attorney datedin the prese
	Name of Witness (BLOCK LETTERS)
Signature of Witness	
OR SIGNED by ALBERTYS	GEBSER AS TENANT in the presence of:
timber	LINDIE GERBER
Signature of Witness	Name of Witness (BLOCK LETTERS)
DOCDRARY OPTUE	
ADDRESS OF WITNESS: 24 PAPERDALK DEFICE	
SUBURB: PALMVIEW	STATE: QLD POSTCODE:
Executed by: in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth).	
Executed by: in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth). Director/Secretary	Director
in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth).	
in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth).	Director Name of Director (BLOCK LETTERS)
in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth).	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un
in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant)	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated
in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS)	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un nower of attorney dated
in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated
in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated
in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated registered no in the pres
in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by Signature of Witness OR	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated
in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by Signature of Witness	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated registered no in the pres
in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by GINED by Signature of Witness OR SIGNED by	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated
in accordance with Section 127 of the <i>Corporations Act 2001</i> (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by Signature of Witness OR	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated registered no in the pres
in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by Signature of Witness OR SIGNED by Signature of Witness	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated in the presence of attorney dated
in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by Signature of Witness OR SIGNED by Signature of Witness ADDRESS OF WITNESS:	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated in the preserved no in the preserved no in the preserved no in the preserved no
in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by Signature of Witness OR SIGNED by Signature of Witness ADDRESS OF WITNESS:	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated
in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by Signature of Witness OR SIGNED by Signature of Witness ADDRESS OF WITNESS:	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated
in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by Signature of Witness OR SIGNED by Signature of Witness ADDRESS OF WITNESS:	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated
in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Tenant) SIGNED by Signature of Witness OR SIGNED by Signature of Witness ADDRESS OF WITNESS:	Name of Director (BLOCK LETTERS) the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) un power of attorney dated

REFERENCE SCHEDULE

1=+

al- 23 TA

	σ	
1.	LESSOR:	
	NAME:	
	P AT ATHIER AR THE AT AND ALL ABN	
	PEKAJ PTY LTD AS TRUSTEE ATT PHILIP BLOWERS ACNISI 29	2992
	ADDRESS:	The set share and a second set
	25 PINEWOOD ST	
	SUBURB: LITTLE MOUNTAIN STATE QLD POSTCODE	4551
	PHONE: MOBILE: FAX: EMAIL:	
	PHONE: MOBILE: FAX: EMAIL philipoblowers@gmail.com	っ
2	TENANT:	
Contraction of the second	NAME:	
	ABN 44 8 27	02814
	ALBERTUS JACOBUS GERBER ACN.	
	ADDRESS:	
	24 PAPERBARK DRIVE	
	SUBURB: PALM VIEW STATE OLD POSTCODE	455 -
7 5470	19005 0423254196 EMARL: gerberkoos@gmail.com	
	0	
3. MA	GUARANTOR:	
	NAME:	
	ABN:	
	ADDRESS:	Phone and the second state of the second state
	SUBURB: STATE: POSTCODE	
	PHONE: MOBILE: FAX: EMAIL:	
1.0000000000	PREMISES:	artaria sarbitetik anagihi et deart
Procession and the		
	Level or Tenancy No. UNIT 3	
	ADDRESS:	
	17 KAYLEIGH DRIVE	1.001
	SUBURB: BUDERIM STATE OLD POSTCODE	4556
	Description: Lot: PART OF LOT 45 RP/SP: REGISTERED PLAN 169	514
5.4	TERM:	
THE PERSON NEW YORK	T (a)	
	The Term of the Agreement is: $T(wo)(2)$ Months Years Commencing on: $OI O I 2023$ and ending on: $OI O I 2025$ DATE (dd/mm/yyyy): DATE (dd/mm/yyyy):	
	Commencing on: 01/01/2023 and ending on: 01/01/2025	
	DATE (dd/mm/yyyy): DATE (dd/mm/yyyy):	
6.	OPTION OF RENEWAL (IF ANY): Note: The term of the lease (including options) should not exceed three (3)	years.
	Period of further term: NFL	
	Final date for exercise of option: DATE (dd/mm/yyyy):	
Total Discourse of the		
7,	RENT:	
	\$ 15, 183.72 PER ANNUM per: month Vyear + Select applicable box	
	+ OUTGOINGS	
	+ GST AJ.	
-		
INITIALS	s fils.	
EF024 (07/17 © Copyright The Real Estate Institute of Queensland Ltd Pag	e 2 6/ 11
NAMES OF TAXABLE PARTY.		the second second second second second

01-01-2025

	Review Date			Type of Rev	view	
	01 J	ANUARY	2024	Index re	view crease - amount of increase:	4
	4			Fixed in	view crease - amount of increase:	
9.	PERMITTED	USE:				
	MECHI	ANICAL A	ND TYRE	SALES AN	O FITTING W	ORKSH
10,	OUTGOINGS		Refer to clause 1.2(9)			
1	00%0F	OUT GOING	S ATTRIBUT	TABLE TO UN	AT 3 17 KAYLEN	EH DR BU
			uding the costs of			
		perating the Building		I		
		tenance of the Building	g	Y		
	Gardening and L		-			
	Provision and se	rvicing of Air-condition	ing to the Building			
	Cleaning the Bu	-		4		
	Pest Control	-		V		
	Security service	5				
	Provision and se	ervicing of Fire Detection	on and extinguishing ea	uipment		
	Provision and se	ervicing of lifts and esc	alators			
	Common Area E	lectricity				
	Trade waste			Y		
	Other (insert de	ails):		<u>4</u>		
11.	DEPOSIT:	- 10.7	- GOT - IN	CONDITIO		
	S NON	C	OFECIAL	CONVITIO		
12.	LESSOR'S /	AGENT:				
	s de savera de la companya de la comp				And a second secon	
	ADDRESS:					
				ge is stabilities water also as a galant water aggers and the time of the time of the time of the time of the t	STATE:	POSTCODE:
	SUBURB: PHONE:	MOBILE:	FAX:	EMAIL:	AD E P.V.E for	
	ABN:	ACN:		LICENCE NUMBER:		
						A

SPECIAL CONDITIONS

The parties should seek legal advice about any special conditions required. Please note sections 24(3A) to (7) of the Legal Profession Act 2007 (Qld) when preparing and completing this Agreement.

RENT MONTHLY RENT 15 \$1,265-31 PLUS OUT GOINGS PLUS GST BANK - NATIONAL AUSTRALIA BANK NAME - PEKAJ PTY LTO BSB - 084 484 A/c - 113830270 REF - PLEASE PUT YOUR NAME + UNIT NO3 AS REFERENCE SIGNAGE SIGNAGE WILL BE IN ACCORDANCE WITH BUILDING RULES SIZE AND POSITIONING OF SUCH SIGNAGIS SUBJECT TO LESSOR CONSENT AIRCONDITIONING - NONE MAKE GOOD THE TENANT PRIOR TO LEASE EXPIRY IS TO RE-INSTATE THE PREMISES TO STANDARD BUILDING CONFIGURATION, AND MAKE GOOD ALL WALLS CEILINGAND FLOOR SURFACE: WALLS AND CEILINGS TO BE PAINTED IN A COLOUR TO BE AGREED WITH THE LESSOR. INSURANCE THE TENANT IS TO PROVIDE A CERTIFICATE OF INSURANCE WHICH MENTIONS THE FOLLOWING 1/ CURRENT PUBLIC LIABILITY OF \$20 MILLION PER OCCURENCE 2/ GLASS COVER 3/ THE LESSOR IS TO BE NOTED AS AN INTERESTED PARTY PEKAJ PTY LTD AS TRUSTEE 4/ ADDRESS OF PROPERTY IS TO BENOTED AS UNIT 3 17 KAYLEIGH DUE BUDERIM QLD 4550 5/ TYRE SALES AND FITTING AND STORAGE 6/ WORKERS COMPENSATION AND ANY OTHER STATUTORY INSURANCE 7/ INOUSTRIAL RISK (IF REQUIRED) AJ

EF024 07/17

修建情報	AGREEMENT	MADE	
	DATE:	as Train	ARY 2023 EXECUTED as an Arrangement
	(dd/mm/yyyy):	DF JANU	ARY LULD EXECUTED as an Agreement
	EXECUTION B	VIESSOD	
THE R & D. TRUCK PROPERTY.	LESSOR 1	LLJJOR	
	Executed by:	PEKAJ PTY LTD AS	TANDIA
	in acc	ordance with Section 127 of the Corporations Act 2001 (C	TRUSTEE th).
	Director/Secretary*	Hallower.	Director P-Plaza
	J	Name of Director/Secretary (BLOCK LETTERS)	PHILIP BLOWERS Name of Director (BLOCK LETTERS)
	OR (only complete	e this part if signing as attorney for the Lessor)	
	SIGNED by		the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated
			registered no in the presence of:
		Signature of Witness	Name of Witness (BLOCK LETTERS)
	OR		Marie of Milless (BLOCK LETTERS)
	SIGNED by		
			AS LESSOR in the presence of:
		Circulation (1997)	
		Signature of Witness	Name of Witness (BLOCK LETTERS)
	ADDRESS OF WITNES	;S:	
	SUBUR	B:	STATE: POSTCODE
	LESSOR 2		STATE: POSTCODE:
	Executed by:		
	in accor	dance with Section 127 of the Corporations Act 2001 (Cth).
	Director/Secretary		Diractor
			Director
		Name of Director/Secretary (BLOCK LETTERS)	
			Name of Director (BLOCK LETTERS)
	SIGNED by	his part if signing as attorney for the Lessor)	the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated
			registered no in the presence of:
		Signature of Witness	Name of Witness (BLOCK LETTERS)
	DR		
ç	SIGNED by		AS LESSOR in the presence of:
		Signature of Witness	Name of Witness (BLOCK LETTERS)
A	DDRESS OF WITNESS	:	
	SUBURB		STATE: POSTCODE:
INITIALS			12 AP
EF024 07/	17	© Convright The Real Ectate basis	112. 173 -
Contraction of Contra		© Copyright The Real Estate Institute of	Queensland Ltd Page 5 of 11

	EXECUTION BY	TENANT		
	TENANT 1	VIAS VAS	4	SOLUICOF
	Executed by:	V/ - 1+01		Jere Le
	in accordance with S	ection 127 of the Corporations Act 2001 (Cth).		
	Director/Secretary	no (An -	Direc	tor
		ALBERTUS GERBEN		
		Name of Director/Secretary (BLOCK LETTERS)		Name of Director (BLOCK LETTERS)
	OR (only complete	this part if signing as attorney for the Tenant)		the duly constituted attorney of the TENANT (who
				states s/he has received no notice of revocation) under
	SIGNED by			registered no in the presence of:
				in the presence of
		Signature of Witness	Alexan.	Name of Witness (BLOCK LETTERS)
	OR LUI	TIVISSI		
	SIGNED by	(hotok)		AC TEMANT in the second of
	UNDIRED BY	Genes		AS TENANT in the presence of:
		LIPADIC GERBER		
		Signature of Witness		Name of Witness (BLOCK LETTERS)
	ADDRESS OF WITNES	Signature of Witness	2112	
				A:A 1077
	SUBUR	RB: PALMUIEW		STATE OW POSTCODE: (SJ)
	TENANT 2			
	· There is a first of the state			
	Executed by:			
	in accordance was S	ection 127 of the Corporations Act 2001 (Cth).		
	Director/Secretary		Direc	tor
			-	
		Name of Director/Secretary (BLOCK LETTERS)		Name of Director (BLOCK LETTERS)
	OR (only complete	this part if signing as attorney for the Tenant)		the duly constituted attorney of the TENANT (who
	SIGNED by			states s/he has received no notice of revocation) under power of attorney dated
	SIGNED by		aborn	power of attorney dated in the presence of:
		Signature of Witness	-	Name of Witness (BLOCK LETTERS)
	OR			
	SIGNED by			AS TENANT in the presence of:
			wat	
		anter o se anterester to base a segn gage ingrandente de anter provincie de al si de secondar e an o Manuel a A	- 16-	
		Signature of Witness		Name of Witness (BLOCK LETTERS)
	ADDRESS OF WITNES	SS:		
	SUBUR	RB:		STATE: POSTCODE:
	SUBUR	נט:		STATE: POSTCODE:
	SUBUR	<pre>ce:</pre>	an management of the series of	
INITIALS	SUBUR			STATE: POSTCODE:
INITIALS			e of Que	PB AJ.



PG.

Annexure B

UNIT 3 17 KAYLEIGH DUE BUDERIM ANNUAL RENT OF \$15,183.72 PLUS OUTGOINGS OF \$ 2,878-32 PLUS GST OF \$ 1,806.20 TOTAL OF \$19,868.24 MONTHLY RENT OF \$1,265.31 PLUS OUT GOINGS OF \$ 239.86 PLUS GST OF \$ 150.52 TOFAL OF \$ 1,655.69 AS OF 2023

REFERENCE SCHEDULE

	LESSOR:	82 246 583 039
	PHILIP EDMUND BLOWERS	ABN: ACN: 151 292 992
	ADDRESS: 25 PINEWOOD ST	
	SUBURB: CALOUNDRA STATE:	Q POSTCODE: 4-55
	0409789443 EMAIL: philipoblowers@	gmail . com
2.	TENANT: NAME:	
	HEMANT NAGIN GANGARAM	ABN: 13084389328 ACN:
	ADDRESS: 16 JAREAH Street	
	SUBURB: MINYAMA QUD 4575 STATE:	POSTCODE:
e	PHONE: MOBILE: 0430579512 EMAIL: Charletawowah	oppusset. Com. au
3.	GUARANTOR:	
	NAME:	ABN:
		ACN:
	ADDRESS:	
	SUBURB: STATE:	POSTCODE:
	PHONE: MOBILE: FAX: EMAIL:	
4.	PREMISES: Annex a plan if available Level or Tenancy No. <i>UNIT</i> 4 ADDRESS: NOIT KAYLEIGH PVE SUBURB: BUDERING Description: Lot: 45 Level or Tenancy No. STATE: RP/SP: / 69 519	POSTCODE: 4556
5.	TERM:	
	The Term of the Agreement is: MONTHLY Months Years	
	Commencing on: 01 06 2020 and ending on: 01 06 2023 DATE (dd/mm/yyyy): DATE (dd/mm/yyyy):	
6.	OPTION OF RENEWAL (IF ANY): Note: The term of the lease (including options) sho	ould not exceed three (3) years.
	Period of further term:	
	Final date for exercise of option: DATE (dd/mm/yyyy):	
7.	RENT:	ect applicable box
	1-7->	
EF024	07/17 © Copyright The Real Estate Institute of Queensland Ltd	Page 2 of 11

~

	RENT REVIEW:	Refer to clause 3.3	Note: Failure to review on these dates does not waive the	e Lessor's right to review.									
	Review Date		Type of Review	Type of Review									
			Index review	.4									
	ANNUAL		X Fixed increase - amount of increase:	4									
			Index review										
			Fixed increase - amount of increase:										
	PERMITTED USE:												
•	OUTGOINGS: 10(a) Percentage of Outg	Refer to clause 1.2(9) oings: 36%	OF BUILDING										
	10(b) Additional Outgoing	gs including the costs of											
	Managing and operating the Bu		\square										
	Repair and maintenance of the												
	-	2											
	Gardening and Landscaping												
	Provision and servicing of Air-conditioning to the Building												
	Pest Control												
	Security services												
	Provision and servicing of Fire Detection and extinguishing equipment												
	Provision and servicing of lifts and escalators												
	Common Area Electricity												
	Trade waste												
		lance po	TES / INSURAN CE										
	UNITWATER	COWCIL RA	TES / INSORAN LE										
	DEPOSIT:												
	\$												
	LESSOR'S AGENT:												
	NAME:												
	ADDRESS:												
	SUBURB:		STATE:	POSTCODE:									
	PHONE: MOBILE:	FAX:	EMAIL:										
	ABN:	ACN:	LICENCE NUMBER:										
	1-1												
[12												
1													
/ .s	/-												

(dd/mm/yyyy): EXECUTION BY LESSOR LESSOR 1 Executed by: In accordance with Section 127 of the Corporations Act 2001 (Clth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the LESSOR (who states she has received no notice of revocation) under power of attorney dated Signature of Witness OR Signature of Witness OR Signature of Witness ADDRESS OF WITNESS: ADDRESS OF WITNESS: Executed by: In accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Executed by: In accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Married Witness ADDRESS OF WITNESS: SUBURE: Executed by: In accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Married Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS)		01 06 2020	EXECUTED as an Agreemen
LESSOR 1 PHILP BLOWERS in accordance with Section 127 of the Corporations Act 2002 (City). Director Director/Secretary PHILP BLOWERS Name of Director/Secretary (BLOCK LETTERS) Director OR (only complete this part if signing as atomey for the Lessor) the duy constituted attorney of the LESSOR (who states she has received no notice of recoccilion) under power of atomey dated Signature of Witness Name of Witness (BLOCK LETTERS) OR Signature of Witness Signature of Witness Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS: S Version P States in the presence of: Marke of Witness (BLOCK LETTERS) Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS: S Version P State: State: POSTCODE: LESSOR 2 State: Executed by: in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Director Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS) OR (only complete this part if signing as atomey for the Lesson) states as he has received atomey of the LESSOR (who states he has received atomey of atomey dated	(dd/mm/yyyy):	0.00 2020	
Executed by: HHILP BLOWERS in accordance with Section 127 of the Corporations Act 2001 (Cth). Director Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as atomey for the Lessor) Signature of Winess OR Signature of Winess Director Signature of Winess ADDRESS OF WITNESS Executed by: Signature of Winess Signature Signature of Winess Signature Signature Sig	EXECUTION BY	LESSOR	
in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS) Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS) Name of Director (BLOCK LETTERS) Name of Director (BLOCK LETTERS) Name of Winess Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS) Name of Winess N	LESSOR 1	\cap \cap	
Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Lessor) the duy constituted attorney of the LESSOR (who states she has received no notice of revocation) under power of attorney dated	-		
OR (only complete this part if signing as attorney for the Lessor) the duly constituted attorney of the LESSOR (who states she has received no notice of revocation) under power of attorney dated	Director/Secretary	PHILIP BLOWERS	Director
SIGNED by states she has received no notice of revocation) under power of atomey dated		Name of Director/Secretary (BLOCK LETTERS)	Name of Director (BLOCK LETTERS)
Signature of Witness In the presence of: Signature of Witness Mare of Witness (BLOCK LETTERS) OR Signature of Witness Signature of Witness Marcorrect Puttellings ADDRESS OF WITNESS: State of Witness SUBURB: STATE: POSTCODE: STATE: POSTCODE: POSTCODE: LESSOR 2 STATE: Executed by: in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Director Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Lessor) Signature of Witness Signature of Witness Name of Director (BLOCK LETTERS) OR Signature of Witness Name of Witness (BLOCK LETTERS) OR Signature of Witness Name of Witness (BLOCK LETTERS) OR Signature of Witness Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS:	OR (only complete	this part if signing as attorney for the Lessor)	states s/he has received no notice of revocation) under
OR SIGNED by AS LESSOR in the presence of: MPULY MARCAREET Puillings Signature of Witness MARCAREET Puillings ADDRESS OF WITNESS: S Verton Place Lark Mountail SUBURE: STATE: POSTCODE: STATE: Executed by: in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Director Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Lessor) the duy constituted attorney of the LESSOR (who states she has received no notice of revocation) under posted ereocation under registered no Signature of Witness Name of Witness (BLOCK LETTERS) OR Signature of Witness Name of Witness (BLOCK LETTERS) Signature of Witness Name of Witness (BLOCK LETTERS) AS LESSOR in the presence of: Signature of Witness Signature of Witness Name of Witness (BLOCK LETTERS)	SIGNED by		
SIGNED by AS LESSOR in the presence of: MARCARCET Pincip Pince MARCARCET Pincip Pincip Pince ADDRESS OF WITNESS: S Vector Place Arrest Mean Pincip Pinci Pincip Pinci Pincip Pincip Pincip Pincip Pincip PincipP		Signature of Witness	Name of Witness (BLOCK LETTERS)
MARGENEET MARGENEET MARGENEET Mare of Witness Signature of Witness STATE: POSTCODE: LESSOR 2 STATE: POSTCODE: LESSOR 2 In accordance with Section 127 of the Corporations Act 2001 (Cth). Director Director/Secretary Director Mare of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Lessor) Name of Witness Signature of Witness Name of Witness (BLOCK LETTERS) OR Signature of Witness Name of Witness (BLOCK LETTERS) OR Signature of Witness Name of Witness (BLOCK LETTERS) OR Signature of Witness Name of Witness (BLOCK LETTERS) ADRESS OF WITNESS: As LESSOR in the presence of:	OR	11/	
Signature of Witness Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS: States SUBURB: STATE: POSTCODE: STATE: LESSOR 2 STATE: Executed by: in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Director Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Lessor) the duly constituted attorney of the LESSOR (who states she has received no notice of revocation) under power of atomey dated in the presence of atomey dated in the presence of signature of Witness Signature of Witness Name of Witness (BLOCK LETTERS) OR Signature of Witness Signature of Witness Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS: Name of Witness (BLOCK LETTERS)	SIGNED by	f Mare -	AS LESSOR in the presence of:
SUBURB: STATE: POSTCODE: LESSOR 2 Executed by: in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) Name of Director/Secretary (BLOCK LETTERS) Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Lessor) SIGNED by Signature of Witness Name of Witness (BLOCK LETTERS) Name of Witness (BLOCK LETTERS) Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS:		M Reups Signature of Witness	MARGARET PULLAPS
LESSOR 2 Executed by: in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Director/Secretary Name of Director/Secretary (BLOCK LETTERS) Name of Director/Secretary (BLOCK LETTERS) Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Lessor) SignetD by Signature of Witness Name of Witness (BLOCK LETTERS) AS LESSOR in the presence of: Signature of Witness Signature of Witness Name of Witness (BLOCK LETTERS) Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS:	ADDRESS OF WITNES	s & Vector Pli	ALE LITTLE MOUNTAI
Executed by: in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Director/Secretary Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS) Signature of Witness Signature of Witness Signature of Witness Name of Witness Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS:	SUBUR	·B:	STATE: POSTCODE:
in accordance with Section 127 of the Corporations Act 2001 (Cth). Director/Secretary Name of Director/Secretary (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Lessor) SIGNED by SIGNED by Signature of Witness Signature of Witness ADDRESS OF WITNESS: Director Name of Director (BLOCK LETTERS) Name of Director (BLOCK LETTERS) CR Signature of Witness Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS:	LESSOR 2		
Director/Secretary Director Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Lessor) SIGNED by Signature of Witness Signature of Witness Name of Witness Signature of Witness Signature of Witness Signature of Witness Name of Witness ADDRESS OF WITNESS:	Executed by:		
Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS) Name of Director (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Lessor) SIGNED by Signature of Witness SIGNED by SIGNED by Signature of Witness SIGNED by Signature of Witness Signature of Witness Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS:	in accor	dance with Section 127 of the Corporations Act 2001 (Cth	ı).
Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS) OR (only complete this part if signing as attorney for the Lessor) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated registered no in the presence of signature of Witness SIGNED by			
OR (only complete this part if signing as attorney for the Lessor) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated	Director/Secretary		Director
OR (only complete this part if signing as attorney for the Lessor) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated	Director/Secretary		Director
SIGNED by states s/he has received no notice of revocation) under power of attorney dated registered no Signature of Witness Name of Witness (BLOCK LETTERS) OR SIGNED by SIGNED by AS LESSOR in the presence of: Signature of Witness Name of Witness (BLOCK LETTERS)	Director/Secretary		
Signature of Witness registered no in the presence Signature of Witness Name of Witness (BLOCK LETTERS) OR Signature of Witness AS LESSOR in the presence of: Signature of Witness Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS:	Director/Secretary	Name of Director/Secretary (BLOCK LETTERS)	
OR SIGNED by AS LESSOR in the presence of: Signature of Witness Name of Witness (BLOCK LETTERS)	OR (only complete		Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under
SIGNED by AS LESSOR in the presence of: Signature of Witness Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS:	OR (only complete		Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated
Signature of Witness Name of Witness (BLOCK LETTERS) ADDRESS OF WITNESS:	OR (only complete	this part if signing as attorney for the Lessor)	Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated
ADDRESS OF WITNESS:	OR (only complete SIGNED by	this part if signing as attorney for the Lessor)	Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated registered no in the presence
ADDRESS OF WITNESS:	OR (only complete SIGNED by	this part if signing as attorney for the Lessor)	Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated registered no in the presence Name of Witness (BLOCK LETTERS)
SUBURB: STATE: POSTCODE:	OR (only complete SIGNED by	this part if signing as attorney for the Lessor)	Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated
W Pols	OR (only complete SIGNED by OR SIGNED by	this part if signing as attorney for the Lessor) Signature of Witness Signature of Witness	Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated
	OR (only complete SIGNED by OR SIGNED by	this part if signing as attorney for the Lessor) Signature of Witness Signature of Witness Signature of Witness	Name of Director (BLOCK LETTERS) the duly constituted attorney of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated

Executed by:	Hemant N. GANG	a gram
in accordance with	Section 127 of the Corporations Act 2001 (Cth).	
Director/Secretary	Hemanit N. GANGAR	ADjector
	Name of Director/Secretary (BLOCK LETTERS)	Name of Director (BLOCK LETTERS)
OR (only comple	te this part if signing as attorney for the Tenant)	the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) und power of attorney dated
SIGNED by		registered no in the pres
	Signature of Witness	Name of Witness (BLOCK LETTERS)
OR	At	
SIGNED by	augue	AS TENANT in the presence of:
	Khuphy	KATRINA MURPHY
ADDRESS OF WITN	Signature of Witness /	Name of Witness (BLOCK LETTERS)
SUBL	IRB: WURTULLA	STATE: CU POSTCODE: C
in accordance with Director/Secretary	Section 127 of the Corporations Act 2001 (Cth).	Director
		Name of Director (BLOCK LETTERS)
	Name of Director/Secretary (BLOCK LETTERS)	Nume of Director (DEOCK EETTERS)
	Name of Director/Secretary (BLOCK LETTERS)	the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) under
OR (only completed		
		the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) unde power of attorney dated registered noin the preser
	e this part if signing as attorney for the Tenant)	the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) unde power of attorney dated
SIGNED by	e this part if signing as attorney for the Tenant)	the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) unde power of attorney dated registered no in the presen
SIGNED by	e this part if signing as attorney for the Tenant)	the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated
SIGNED by	e this part if signing as attorney for the Tenant) Signature of Witness	the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) unde power of attorney dated registered no in the presen Name of Witness (BLOCK LETTERS)
SIGNED by OR SIGNED by	e this part if signing as attorney for the Tenant) Signature of Witness Signature of Witness SS:	the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated registered noin the presence Name of Witness (BLOCK LETTERS) AS TENANT in the presence of:

,

Receipts & Expenditure Statement

Pekaj Pty Ltd ATF Phil4 Super Fund 25 Pinewood Street Caloundra QLD 4551

	Manager	VILLANO
Financial Statement for the period 01/07/2021 to 30/06/2022		

Printed On 06/07/2022 4:34 PM

Page 1 of 2

RE: 24 Hood Street, Airport West Vic

....

		Y.T.D.	July	August	September	October	November	December	January	February	March	April	May	June
Rental	Management													
Reven	ue -													
402.	Rent	\$23,648.57	\$2,149.87	\$0.00	\$2,149.87	\$2,149.87	\$4,299.74	\$0.00	\$2,149.87	\$0.00	\$4,299.74	\$0.00	\$4,299.74	\$2,149.87
407.	Council Rates	\$2,165.15	\$0.00	\$0.00	\$0.00	\$0.00	\$542.15	\$0.00	\$541.00	\$0.00	\$0.00	\$0.00	\$541.00	\$541.00
406.	Insurance	\$164.47	\$164.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
406.01	Insurance-Commercial	\$1,364.16	\$0.00	\$0.00	\$0.00	\$0.00	\$194.88	\$0.00	\$194.88	\$0.00	\$389.76	\$0.00	\$389.76	\$194.88
408.	Water Rates	\$801.76	\$0.00	\$0.00	\$322.22	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$242.01	\$237.53
444.01	GST on Adjustment-council rates	\$216.52	\$0.00	\$0.00	\$0.00	\$0.00	\$54.22	\$0.0 0	\$54.10	\$0.00	\$0.00	\$0.00	\$54.10	\$54.10
444.03	GST on Adjustment-water rates	\$32.22	\$0.00	\$0.00	\$31.98	\$0.00	\$0.00	\$0 .00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.24
412.03	GST on Insurance Renewals	\$16.45	\$16.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
444.06	GST on Insurance-Commercial	\$136.43	\$0.00	\$0.00	\$0.00	\$0.00	\$19.49	\$0.00	\$19.49	\$0.00	\$38.98	\$0.00	\$38.98	\$19.49
444.02	GST on Rent	\$2,364.65	\$214.99	\$0.00	\$214.99	\$214.99	\$429.98	\$0. 00	\$214.99	\$0.00	\$429.98	\$0.00	\$429.98	\$214.75
412.02	GST on Water Rates	\$47.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24.20	\$23.75
Thereday	-	\$30,958.33	\$2,545.78	\$0.00	\$2,719.06	\$2,364.86	\$5,540.46	\$0.00	\$3,174.33	\$0.00	\$5,158.46	\$0.00	\$6,019.77	\$3,435.61
Expen	ISES											AA AA		* 0.00
545.	Council Rates	-\$2,165.15	\$0.00	\$0.00	-\$542.15 🗸	\$0.00	-\$541.00	\$0.00	\$0.00	\$0.00	-\$541.00	\$0.00	-\$541.00	\$0.00
546.	Water Rates	-\$801.76	\$0.00	\$0.00	-\$322.22 🗸	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	-\$242.01	\$0.00	-\$237.53	\$0.00
576.	Insurance Renewals	-\$2,161.79	\$0.00	\$0.00	\$0.00	\$0.00	-\$2,161.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
500.	Commission on Rental	-\$1,182.39	-\$107.49	\$0.00	-\$107.49	-\$107.49	-\$214.98	\$0.00	-\$107.49	\$0.00	-\$214.98	\$0.00	-\$214.98	-\$107.49
512.	GST admin	-\$2.00	-\$0.20	\$0.00	-\$0.20	-\$0.20	-\$0.20	\$0.00	-\$0.20	\$0.00	-\$0.40	\$0.00	-\$0.40	-\$0.20
740.08	GST ISSUE	-\$196.24	\$0.00	\$0.00	\$0.00	\$0.00	~\$196.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
512.01	GST on Commission on Commercial	-\$118.25	-\$10.75	\$0.00	-\$10.75	-\$10.75	-\$21.50	\$0.00	-\$10.75	\$0.00	-\$21.50	\$0.00	-\$21.50	-\$10.75
520.	LLD Administration Fee	-\$20.00	-\$2.00	\$0.00	-\$2.00	-\$2.00	-\$2.00	\$0.00	-\$2.00	\$0.00	-\$4.00	\$0.00	-\$4.00	-\$2.00
020.		-\$6,647.58	-\$120.44	\$0.00	-\$984.81	-\$120.44	-\$3,137.71	\$0.00	-\$120.44	\$0.00	-\$1,023.89	\$0.00	-\$1,019.41	-\$120.44
Capita 102.	Distribution to Owner	-\$24,310.75	-\$2,425.34	\$0.00	-\$1,7 34 .25	-\$2,244.42	-\$2,402.75	\$0.00	-\$3,053.89	\$0.00	-\$4,134.57	\$0 .00	-\$5,000.36	-\$3,315.17
		-\$24,310.75	-\$2,425.34	\$0.00	-\$1,734.25	-\$2,244.42	-\$2,402.75	\$0.00	-\$3,053.89	\$0.00	-\$4,134.57	\$0.00	-\$5,000.36	-\$3,315.17
GST S	Summary GST Received	\$2,814.22	\$231.44	\$0.00	\$246.97	\$214.99	\$503.69	\$0.00	\$288.58	\$0.00	\$468.96	\$0.00	\$547.26	\$312.33

net rent =30958.33-2814.22(GST)=\$28,144.11 🗸

Receipts & Expenditure Statement

Pekaj Pty Ltd ATF Phil4 Super Fund 25 Pinewood Street Caloundra QLD 4551

Manager VILLANO

Financial Statement for the period 01/07/2021 to 30/06/2022

RE: 24 Hood Street, Airport West Vic

	Y.T.D.	July	August	September	October	November	December	January	February	March	April	May	June
Rental Management													
GST Summary								2					
GST Paid	-\$316.49	-\$10.95	\$0.00	-\$10.95	-\$10.95	-\$217.94	\$0.00	-\$10.95	\$0.00	-\$21.90	\$0.00	-\$21.90	-\$10.95
	\$2,497.73	\$220.49	\$0.00	\$236.02	\$204.04	\$285.75	\$0.00	\$277.63	\$0.00	\$447.06	\$0.00	\$525.36	\$301.38
Owner Distribution													
Pekaj Pty Ltd ATF Phil4 Super Fund	\$24,310.75	\$2,425.34	\$0.00	\$1,734.25	\$2,244.42	\$2,402.75	\$0.00	\$3,053.89	\$0.00	\$4,134.57	\$0.00	\$5,000.36	\$3,315.17
	\$24,310.75	\$2,425.34	\$0.00	\$1,734.25	\$2,244.42	\$2,402.75	\$0.00	\$3,053.89	\$0.00	\$4,134.57	\$0.00	\$5,000.36	\$3,315.17