

**LEASE PROPOSAL**

**METAL MANUFACTURES LIMITED ABN 13 003 762 641 (TENANT)**

Address of Premises	Crossley Stephenson Super Fund
	<input type="checkbox"/> Existing site for MML <input checked="" type="checkbox"/> New site for MML

Lot Plan/ Volume Folio	Development I45/C116/11    Common Plan 27050
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Name Local Council	CITY OF ONKAPARINGA
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Landlord Name	Crossley Stephenson Super Fund
Landlord ABN	24 718 507 814
Landlord ACN	
Landlord Address	7 Gilmore Road HENLEY BEACH SOUTH SA 5022
Landlord ph. and fax	Phone: 0417 433 258    0405 474 686      Fax:

Landlord's Solicitor	Carrington Conveyancers
Solicitor's Address	100 Carrington Street ADELAIDE SA 5000
Solicitors ph. and fax	Phone: 08 8223 2988      Fax:
Email address	



Term	3 Years
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Commencement Date	1 <sup>st</sup> November 2018 to 31 <sup>st</sup> October 2021
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Option Period	2 * 3 years
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Permitted Use	Wholesale, storage and retail
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Building: <b>418 sqm</b> Mezzanine area    sqm Land (including building): _____ sqm Is MML leasing? - <input type="checkbox"/> part of building only <input type="checkbox"/> whole of building only (ie. no land) <input type="checkbox"/> whole of building and land (ie. entire lot) <input type="checkbox"/> strata unit only <input checked="" type="checkbox"/> <b>other: describe - Community Title Unit</b> New Sites - do Premises contain existing mezzanine? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Plan attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Approx. age of building <b>7 years</b> Was building constructed prior to 1 January 2003? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If prior to 2003 has Landlord prepared Asbestos Report? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Any visible Asbestos: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Report not required</b>
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Landlord   
 MML   
 initial  
 initial

<b>Rental</b>	\$ 36,828 PA plus GST \$ 3,069 per month plus GST
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<b>Rent Review (during term)</b>	Frequency Basis: <b>ANNUAL</b> <input checked="" type="checkbox"/> <b>CPI</b> <input type="checkbox"/> Market <input type="checkbox"/> Fixed increase % Review cap: 3 %
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<b>Rent Review (on exercise of option)</b>	Basis: <input type="checkbox"/> CPI <input checked="" type="checkbox"/> <b>Market</b> <input type="checkbox"/> Fixed increase % Review cap: ___ %
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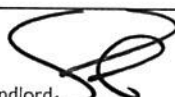

<b>Rent Review (during option)</b>	Frequency: <b>ANNUAL</b> Basis: <input checked="" type="checkbox"/> <b>CPI</b> <input type="checkbox"/> Market <input type="checkbox"/> Fixed increase % Review cap: 3 %
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<b>Outgoings</b>	<input type="checkbox"/> Rent gross    or <input checked="" type="checkbox"/> <b>Net of outgoings</b> net of outgoings, MML only responsible for those items ticked below.	
	<b>Outgoings payable by MML (if net lease)</b>	<b>Estimate (GST exclusive)</b>
	<input checked="" type="checkbox"/> Local Authority rates and charges	\$ 4311.90
	<input type="checkbox"/> Land tax (as if Landlord owns only the Premises)	\$
	<input checked="" type="checkbox"/> Management	\$ 2209.68
	<input checked="" type="checkbox"/> Body corporate levies	\$ 2316.60
	<input checked="" type="checkbox"/> Building insurance (only tick if landlord is insuring, and MML is reimbursing landlord for cost)	\$ 1635.42
	<input type="checkbox"/> Air conditioning maintenance (only tick if landlord is maintaining a/c, and MML is reimbursing landlord for cost)	\$
	<input type="checkbox"/> General Maintenance (non structural only)	\$
	<input type="checkbox"/> Other:	\$ 648.00
	EMERGENCY LEVY	\$11,121.60
	<b>TOTAL</b>	
	Proportion of outgoings payable by MML: 100 % applicable to both Units	

<b>Insurance (MML now prefers Landlord to insure building)</b>	Who insures the building?: <input checked="" type="checkbox"/> Landlord <input type="checkbox"/> MML Does Landlord agree to use plate glass covenant in lieu of MML reimbursing or maintaining plate glass insurance? <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No MML insurances cannot be in joint names.
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<b>Air conditioning</b>	Does air conditioning exclusively serve premises? <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No Who maintains air conditioning? <input type="checkbox"/> Landlord <input checked="" type="checkbox"/> <b>MML</b> Is MML installing own air conditioning? <input type="checkbox"/> Yes <input type="checkbox"/> No MML required to remove air conditioner on termination <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b>
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<b>Car parking – now Important as car spaces becoming harder to get at sites</b>	Is car parking required outside of the leased area? <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No (eg. on common property or on another lot) If yes: <ul style="list-style-type: none"> <li>• How many spaces? 6 are spaces to be identified on a plan?</li> <li>• <input type="checkbox"/> Yes    <input checked="" type="checkbox"/> <b>No</b> (attach plan if necessary)</li> </ul> Is access or car parking anticipated to present a problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b> Is MML to be able to terminate if access to premises hindered? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b>
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Landlord   
initial  
MML   
initial



<b>Roller Door/s inspections</b>	MML inspects roller doors annually (internal OH&S) Landlord obligated to service, repair or replace (excluding repairs to damage caused by MML)
<b>Legal fees</b>	Is MML to pay landlord's legal costs? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (landlord's costs to be reasonable) Have landlords legal fees been capped? <input type="checkbox"/> Yes \$ <input type="checkbox"/> No
<b>Holding deposit payable</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how much? \$ _____ plus GST <input type="checkbox"/> Yes <input type="checkbox"/> No If so, which month's rent is it applied to?: <b>N/A</b>
<b>Rent Free Period</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, term of rent free period? First 2 Months First Rent payable on 1/1/19 Value of rent free period <b>\$6138</b>
<b>Bank Guarantee</b>	Security Deposit <input type="checkbox"/> or Bank G'tee <input type="checkbox"/> equal to months rent \$ plus GST Increase required during term <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>N/A</b>



<b>Landlord's Works</b>	Is landlord to carry out works? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, <ul style="list-style-type: none"> <li>completion date for works: _____ (MML may terminate if not complete by this date)</li> <li>description of works (see attached list)</li> <li>lease commences*: <ul style="list-style-type: none"> <li>(a) _____ days after works complete to MML's satisfaction; or</li> <li>(b) _____ (insert date), whichever is later</li> </ul> </li> </ul> <p>* insert either (a) only, or (a) and (b)</p>
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<b>Council Approval</b>	Has Council approval been granted to trade at site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no: <ul style="list-style-type: none"> <li>who is to apply? <input type="checkbox"/> Landlord <input checked="" type="checkbox"/> MML</li> <li>date for obtaining approval: 1/1/2018 (MML may terminate if approval not obtained by this date)</li> <li>lease commences*: <ul style="list-style-type: none"> <li>(a) _____ days after approval granted; or</li> <li>(b) 1/1/18 (insert date) whichever is later.</li> </ul> </li> </ul> <p>*insert either (a) only, or (a) and (b) If both Landlord's Works and Council Approval are required, the lease commences on the latest date specified in this and the previous section.</p>
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<b>Road Works</b>	Is landlord aware of road works affecting site? <input type="checkbox"/> Yes <input type="checkbox"/> No
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<b>Type of Lease</b>	<input checked="" type="checkbox"/> <b>New lease (MML National)</b> <input type="checkbox"/> New lease (Landlord) <input type="checkbox"/> Option lease (tick only one)
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<b>Mandatory terms for new leases</b>	<ol style="list-style-type: none"> <li>Landlord to keep building structurally sound and weatherproof.</li> <li>Landlord responsible for air conditioning capital costs and replacement.</li> <li>Landlord responsible for loss caused by its own negligence or wilful act.</li> <li>Landlord cannot lease other parts of lot to MML competitors.</li> <li>MML's maintenance and yield-up obligations subject to fair wear and tear.</li> <li>MML not obliged to insure plate glass, but will repair or replace broken plate glass.</li> <li>MML not responsible for structural repairs.</li> <li>MML not obliged to remove its fixtures at end of term.</li> <li>For option reviews to market, Landlord to notify proposed market rent at least 1 month before time for exercise of option expires.</li> <li>Landlord responsible to service, repair or replace roller doors,(excluding damage caused by MML)</li> </ol>
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Landlord   
initial  
MML   
initial

<b>Other:</b>	<ol style="list-style-type: none"> <li>1. MML may remove partial wall between Units</li> <li>2. MML agree to reinstate wall if required when they vacate</li> <li>3. MML may vacate a Unit if not required on exercise of option</li> </ol>
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<b>MML confirms above offer</b>  <b>Landlord accepts above offer</b>	<div style="border-bottom: 1px solid black; margin-bottom: 5px;"> </div> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="font-size: small;">signature (Regional General Manager)</div> <div style="text-align: right;"> <span style="font-size: large; font-weight: bold;">21/9/18</span> MML  <b>COLIN LAMOND</b>  <i>Managing Director</i> </div> </div> <hr/> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="font-size: small;">Landlord signature (Any person/s signing on behalf of the landlord warrants that they have the landlord's authority to sign)</div> <div style="text-align: right;"> <span style="font-size: large; font-weight: bold;">25/9/18</span> <b>STUART CROSSLEY</b> </div> </div> <p><b>MML and Landlord will promptly sign formal document containing these terms</b></p>
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<b>MML Internal (office use only)</b>	CGA approved <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>No</b> <input type="checkbox"/> Not Applicable Photos taken <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> No Previous rent \$ _____ PA plus GST New rent <b>\$ 36,828 PA plus GST</b> New rent <b>\$ 88.11 per sqm plus GST (use area of building only)</b>
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