

# COMMERCIAL TENANCY AGREEMENT

## PREMISES

Unit 3, 253 South Street  
Cleveland QLD 4163

## TERM

3 Month's Starting: 1<sup>st</sup> January 2022  
Ending: 31<sup>st</sup> December 2022  
With an option of another 12 Months

## LANDLORD/S

Worthington Superannuation Fund  
16 Nadine Crescent  
Thornlands QLD 4164

ABN: 54 457 584 738  
Mobile: 0433 168 289  
mail: mworthington@futurefleet.com.au

## TENANT

Future Fleet International Pty Ltd  
Unit 1, 253 South Street  
Cleveland QLD 4163

ABN: 53 105 076 864  
Phone: (07) 3286 3220  
mail: mworthington@futurefleet.com.au

## TERMS AND CONDITIONS

### RENT

\$2015.31 per month (GST Inclusive)

To be paid in monthly instalments due on the 1<sup>st</sup> of each month. If Tenant fails to pay within seven (7) days from the due date interest will become payable at 2% per month until the amount is paid. The option will be subject to the 4% pa increase on acceptance.

Tenant to direct deposit rent payment into Landlord's account as per details below:

Worthington Superannuation Fund  
BSB: 633 000 Account No: 133010561

Landlord to issue rent receipt upon payment.

If at any time the Tenants do not pay within 30 days of being due the outstanding amount shall form a loan between the Tenant and Landlords. The Loan will accrue interest compounded monthly charged at the reported ATO benchmark rate for that financial year. Minimum repayments will be required yearly and the maximum term of the loan is seven years to maintain accepted commercial terms.

### OUTGOINGS

The Tenant will cover all outgoing

Council Rates: fees, charges & Levies

Water Rates: fees, charges & Levies

### SERVICES

Electricity: Tenant to pay direct to provider

Telephone: Tenant to pay direct to provider

Internet: Tenant to pay direct to provider

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## USE OF PREMISES

Premises are to be used for General Office, Workshop and Storage purposes.  
Tenant & Tenants Employees must keep premises clean & tidy at all times.  
Tenant & Tenants Employees must maintain the premises in good repair at all times.  
Tenant & Tenants Employees must not install any equipment or do any building work, repairs, alterations or maintenance without Landlords consent.  
Tenant & Tenants Employees must not use the premises for any illegal activities.  
Tenant may not sublet premises without written consent or approval.

## INSURANCE

Tenant must maintain at all times Public Liability Insurance cover for activities within the premises.  
Tenant occupies & uses the premises at its own risk  
Tenant indemnifies & releases the Landlord from any claims or costs for damages, losses, injury or death that may occur in or from use of the premises.

## ENDING TENANCY

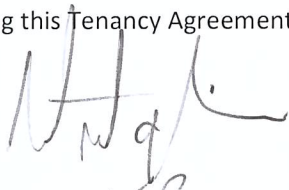
Tenant or Landlord may end tenancy by giving 1 month's written notice of Intent to end tenancy.  
Tenant at the end of tenancy must vacate the premises leaving the premises clean, tidy, undamaged and in good working order.  
Tenant must remove all their property and hand back all keys for the premises.

## TENANT

I, Michael Shaun Worthington, Director, Future Fleet International Pty Ltd ABN 53 105 076 864 as Tenant.

By signing this Tenancy Agreement agree to the terms and conditions as stated above

Tenant:



Date: 1<sup>st</sup> January 2022

Witnessed by



Date: 1<sup>st</sup> January 2022

## LANDLORD

I, Lorraine Worthington, Trustee of Worthington Superannuation Fund ABN 54 457 584 738 as Landlord.

By signing this Tenancy Agreement agree to the terms and conditions as stated above.

Landlord



Date: 1<sup>st</sup> January 2022

Witnessed by



Date: 1<sup>st</sup> January 2022