

COMMERCIAL TENANCY AGREEMENT

PREMISES

Unit 3, 253 South Street
Cleveland QLD 4163

TERM

3 Month's Starting: 1st January 2022
Ending: 31st 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 1st 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 outgoings

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.

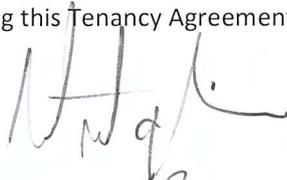
ENDING TENANCY

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: 1st January 2022

Witnessed by  Date: 1st 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: 1st January 2022

Witnessed by  Date: 1st January 2022