

Schedule

Lessor: **Specialised Worx Superfund**
ABN: 59 941 244 671
C/- 9 Cheviot Avenue
COLDSTREAM VIC 3770

Lessee: **Specialised Worx Pty Ltd**
ABN: 97 158 243 853
9 Cheviot Avenue
COLDSTREAM VIC 3770

Premises: **31 Chris Drive**
LILYDALE VIC 3140

Fixtures Furniture and Chattels (if any): N/a

Term: **Month by Month**
Commencing: **Date**

Commencement Date:

Rental: **\$ 2,000 + GST (\$2,200) per month**

Clause: **Manner of payment of rental calendar monthly:** In advance of \$2,000.00 plus GST of \$200.00 total of \$2,200.00, due 15th day of each month to: **Specialised Works Super Fund**

or at any branch of the Commonwealth Bank:

BSB: **063 535**
Account Number: **1057 1675**

Lessor's Agent: N/a

Outgoings excluded: Nil excluded. The Lessee shall also be responsible to pay or Reimburse to the Lessor all consumption charges and the Provision and payment of air conditioning maintenance, if applicable.

Portion of rates, taxes etc to be borne by the Lessee: 100%

The Lessee shall also be responsible to pay or reimburse to the Lessor any additional premium payable under any insurance policy as a result of the Tenant's use of the premises, and for the regular maintenance of the fire safety equipment required for the premises.

Use of the Premises:

Security Deposit: \$ 0.00

Further Term: N/a

Last date for exercise of Option:

Market Review Date(s): If applicable

Adjustment Date(s): If applicable

Percentage increase in Rental: N/A

Additional Provisions:

1. The Lessee shall insure and keep insured all glass now or hereafter installed in the demised premises in its full replacement value and with glass that complies with the relevant Australian Standard.
2. The Lessee acknowledges that they will be responsible for all costs associated with the installation of additional essential safety measures equipment ie; EXIT signs and security lights, which are necessitated by any alterations carried out to the building by the Lessee.
3. The Lessee agrees to keep serviced at regular intervals throughout the period of the tenancy, all fire fighting equipment, roller doors, all electrical fittings including exit and emergency lights which service the premises, and in the event of loss of same shall be responsible for replacement of such equipment. The Lessee shall provide copies of all service, maintenance and repair records to the Lessor. If fire equipment is not provided by the Lessor the Lessee is to be responsible for the provision of such equipment which remains the property of the Lessee and shall replace at its own expense any missing fire fighting equipment on vacating the premises.

4. The Lessee agrees to repair in a workmanlike manner and make good any damage caused by any malicious action or by any unlawful or attempted unlawful entry to the premises.
5. Notice of intention to vacate at the expiration of the lease term provided for in this lease must be given in writing by the Lessee to the Lessor not less than THREE (3) months, prior to the said expiration date. Rental and outgoings will be due and payable for the duration of this THREE (3) months notice period, and until such time as the keys are returned to the Agent herein.
6. Lessee shall not affix any signage on the building without the Lessor's consent. All signage must be painted on panels and mounted to the building in an approved manner. Under no circumstances shall adhesive materials be used. At the expiration of the lease all signage must be removed and the building restored to its original condition at the Lessee's expense.
7. If requested by the Lessor, prior to vacating the premises the Lessee shall provide a certificate from a qualified electrical contractor which indicates the electrical switchboard and wiring are in an approved condition.
8. The Lessee shall pay to the Lessor or its Agent all reasonable cost, charges and expenses in re-leasing the premises, should the Lessee assign the lease or vacate the premises during the term of the lease.
9. The Lessee acknowledges that this lease is offered to and signed by the Lessee subject to the acceptance and completion by the Lessor.
10. The Lessee acknowledges that no express or implied promise, representation, warranty, covenant or undertaking has been given by or on behalf of the Lessor in respect to the suitability of the demised premises for any usage or business to be conducted herein.
11. The Lessee shall remove graffiti from the premises within 14 days of being aware of the graffiti appearing on the premises.
12. Amount of Public Risk Insurance Cover is \$20 MILLION
13. The Retail Leases Act 2003 applies to this lease.
14. Penalty Interest Clause. The Lessee acknowledges that the interest must be paid on demand to the Lessor for any rental moneys which remain unpaid by the due date.
15. During the course of this Lease or any future term or overholding should outgoings be increased beyond that allowed for at the commencement of the Lease, the Lessee will pay the additional costs.

EXECUTED by the parties as a Deed and dated.....

SIGNED SEALED AND DELIVERED by the Lessor in the presence of:

.....
Kane Powell

.....
Matthew Schultz

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Witness

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Witness (Print Name):

SIGNED SEALED AND DELIVERED by the Lessee in the presence of:

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Witness:

Witness (Print Name):