

COMMERCIAL LEASE

SUITABLE FOR SMALL OFFICE BUILDINGS, FACTORIES AND ANY SHOP PREMISES WHICH ARE NOT THE SUBJECT OF THE RETAIL LEASES ACT (1994) WHERE THE TERM OF LEASE INCLUDING THE PERIOD OF ANY OPTION DOES NOT EXCEED THREE YEARS.

THIS LEASE is made in duplicate on the 7th July 2017,
DAY MONTH YEAR
 at 18 Darling St, Hamilton South NSW 2303 in the State of New South Wales.

PARTIES

BETWEEN Jeff Pender SMSF Property Holdings Pty Ltd LANDLORD
(Name, address and ABN)
ACN 618 594 559

whose agent is N/A AGENT
(Name, business address and ABN)

AND The Trustee for The JRP Family Trust TENANT
(Name, address and ABN)
ABN 66 812 073 737

N/A GUARANTOR
(Name, address and ABN)

GST REGISTRATION The landlord* is/is not registered for GST.
 The tenant* is/is not registered for GST.

PREMISES The landlord leases the premises known as Ground Floor, 5/27 Annie St, Wickham NSW 2293 including all fixtures listed in the inventory which is signed by all parties and attached as part of this lease.

USE The premises shall be used only as Storage and Office

RENT The rent shall be \$23,700 inc GST \$ \$1,975 inc GST
 per Month commencing on the 7th day of July 2017
 and payable in arrears by the tenant on the by 30th June day of every Year
 to the landlord/agent at the above address or at any other reasonable place as the landlord/agent notifies in writing.

TERM The term of the lease shall be 3 years + 3 years + 3 years
 commencing on the 7th July 2017
DAY MONTH YEAR
 and ending on the 7th July 2020
DAY MONTH YEAR

OPTION Subject to Condition 33 of this lease the landlord/agent offers a renewal of this lease for a further term of 3 years.

HOLDING OVER Unless either party gives the other written notice at least one month before the end of the term that vacant possession shall be given on that day, the lease shall continue as a periodic lease from month to month at the same rent or at a rent to which both parties agree.

INCREASES The tenant's percentage of any increases in rates, taxes and insurance premiums to be paid in accordance with Condition 17 is 0 %.

BASE YEARS Municipal Rates: _____
 Water and Sewerage Rates: _____ / _____
 Land Tax: _____

INSURANCE The amount of cover for public liability referred to in Condition 4(b) is \$ 10 million

CONDITIONS The parties agree to the conditions set out above and on the following pages and also to those conditions implied by Sections 84 and 85 of the Conveyancing Act, 1919, which are not expressly negated or modified by this lease.

NOTE

It is advisable for the tenant to insure his own property and insure against his liability for public risk as the occupier.

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