

**LEASE OF REAL ESTATE
(WITH GUARANTEE & INDEMNITY)
(COMMERCIAL PROPERTY)**

The landlord leases the Premises to the Tenant for the Term and at the Rent and on the conditions set out in this lease.

The Guarantor, if any, agrees to be bound by the Guarantor's obligations set out in this Lease.

EXECUTED AS A DEED ON

DATE: the 1st day of July 2022

EXECUTION & ATTESTATION:

SIGNED SEALED & DELIVERED

By Kwong Kin Tang & Valerie Tang
ITF the Tang Family Super Fund
In the presence of:

Witness

EXECUTED by V.I.C. TANG PTY LTD
A.C.N. 007 310 492 by being signed by
Those persons who are authorised to
Sign on behalf of the Company

Director

Full name

Address

8 FOWLER ST. BOX HILL STN. VIC 3128

Director/Secretary

Full name

Address

SCHEDULE

Item 1: Landlord - Kwong Kin Tang & Valerie Im Cheng Tang
ITF the Tang Family Super Fund (ABN 76442118945)
Of: 8 Fowler Street, Box Hill South. Vic. 3128

Item 2 : Tenant - V.I.C. TANG Pty Ltd (ACN 007 310 492)
Of: 8 Fowler Street, Box Hill South, Vic 3128

Item 3 : Guarantor – Not applicable

Item 4 : Premises - Shop 42E (Lot 94) The Stables Shopping Centre,
314-360 Childs Road, Mill Park, Victoria 3082

Item 5 : Landlord's Installations - All fixtures and fittings installed by the landlord at the commencement of the Lease

Item 6: Rent - \$94,500.00 p.a. inclusive of GST for the first year of this Lease.

Item 7 : Tenant's Installations - All fixtures and fittings which have been installed by the Tenant during the term of the Lease and which have been brought to Landlord's attention in writing.

Item 8 : Term of the lease Five (5) years commencing 1st, July 2022.

Item 9 How Rent is to be paid Calendar monthly in advance on the 1st day of each month or the next business day.

Item 10: Outgoings which the Tenant must pay or reimburse:

Council rates, water rates, Owners Corporation fee and levies, insurance, water usage And sewerage disposal and any other levies of charges from time to time and in respect of a period during which the Tenant is in occupation of the Premises but excluding those levies or charges relating to a capital or non recurrent nature.

Item 11

Risks which the Landlord insurance policies must cover

- Fire
- Flood
- Lightning
- Storm and Tempest
- Explosion
- Riots and Civil Commotion
- Strikes
- Malicious Damage
- Earthquake
- Impact by Vehicles
- Impact by Aircraft and articles dropped from them
- Internal Flood Water

and such other risks as the Landlord reasonably specifies from time to time.

Item 12

Amount of public risk insurance cover

As per cover of Body Corporate & Kumon Mill Park Centre public risk insurance policy

Item 13

Period of loss of rent and outgoings insurance

Not applicable

Item 14

Interest rate on overdue:

Two per cent (2%) per annum more than the rate from time to time fixed by the Penalty Interest Rate Act, 1983.

Item 15 **Permitted Use : -** Kumon Tuition.

Item 16 **Rent Review Frequency: Annually**
Method of Rent Review : Five per cent (5%) p.a. fixed.

Item 17 **Who may initiate reviews: Fixed**

Item 18 **Further Term (s) : - Five (5) years**

Item 19 **Latest date for exercising option : -**
1/07/2024

Item 20 **Security deposit : - NIL**

Item 21 **The mediation process
applies to this lease**

Item 22 **Special Conditions /additional Provisions**

Nil

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