

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

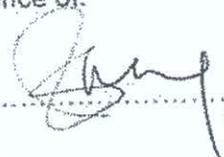
DATE: the 1st day of July 2022

EXECUTION & ATTESTATION:

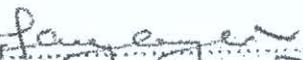
SIGNED SEALED & DELIVERED

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 KWONG KIN TANG  
Address 8 FOWLER ST. BOX HILL STN. VIC 3128

Director/Secretary .....  
Full name .....  
Address.....

## SCHEDULE

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**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

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

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**Item 3 : Guarantor** – Not applicable

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

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

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

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**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.

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**Item 8 : Term of the lease**

Five (5) years commencing 1st, July  
2022.

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**Item 9 How Rent is to be paid**

Calendar monthly in advance on the 1<sup>st</sup>  
day of each month or the next  
business day.

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**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.

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**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.

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**Item 12 Amount of public risk insurance cover**

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

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**Item 13 Period of loss of rent and outgoings insurance**

Not applicable

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**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.

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

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

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

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

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

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**Item 20**      **Security deposit : - NIL**

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

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**Item 22**      **Special Conditions /additional Provisions**

Nil

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