

COMMERCIAL TENANCY AGREEMENT

(FIRST EDITION) Revised



Non Member Office

PARTIES

Landlord: Micon Enterprises Pty Ltd (A.C.N 010 629 455) ATF AJ Micalizzi
Superannuation Fund (ABN 71 935 006 288)

Tenant: MCA Superannuation Services Pty Ltd (A.C.N 114 532 857)
Date: 1 July 2017

**THIS AGREEMENT COMPRISES THE REFERENCE SCHEDULE
AND COMMERCIAL TENANCY AGREEMENT CONDITIONS.**

INSTRUCTIONS TO COMPLETE

Commercial Tenancy Agreement

DO NOT USE THIS DOCUMENT

- * FOR RESIDENTIAL TENANCIES
- * FOR PREMISES COVERED BY THE *RETAIL SHOP LEASES ACT*.
- * WHERE THE INITIAL TERM EXCEEDS 3 YEARS.
- * WHERE REGISTRATION UNDER THE *LAND TITLE ACT* IS REQUIRED.

- If including an option to renew, the tenant should be advised to seek legal advice about having the tenancy registered to protect its right under the option.
- Where the initial term plus options exceeds 10 years and the premises form part of the landlord's title, the tenancy may require approval as a subdivision and legal advice should be sought.
- Unless amended, this agreement provides for rent to be reviewed based on increases in the Consumer Price Index. It is not suitable for use where rent is to be reviewed to market or otherwise.
- The only outgoings recoverable in this agreement are local government rates, fire services levies, insurance, cleaning and garden maintenance. Unless amended, this agreement is not suitable for use where additional outgoings are to be paid by the tenant.
- The Agreement **must be** submitted to the Office of State Revenue for stamping within **30 days of signing**.

Reference Schedule

Ensure that all items are completed.

- Item 1:** Full name/s of the owner/s of the property and their address, if the landlord is a company, include ABN. DO NOT use a business name.
- Item 2:** Full name/s of the tenant. If the tenant is a company, include its ABN. DO NOT use a business name.
- Item 3:** The premises must be clearly identified e.g. "Suite 3, 45 John Street, Spring Hill" etc. If not able to be identified by name, a sketch plan must be attached to the agreement and the address must be included at item 3.
- Item 5:** Insert the period of the further tenancy, e.g. "6 months" or "1 year" or "not applicable".
- Item 7:** Insert the date on which the rent is to be adjusted by the CPI or "not applicable"
- Item 8:** The permitted use should be stated clearly and concisely
- Item 9:** Insert the percentage of outgoings the tenant is to pay, e.g. "25%" or "100%" or "not applicable".

AGREEMENT

Made (date) 1 July 2017

**PARTIES
AND**The person named in item 1 of the reference schedule. ("Landlord")
The person named in item 2 of the reference schedule. ("Tenant")

REFERENCE SCHEDULE

- Item 1 **LANDLORD** Micon Enterprises Pty Ltd (A.C.N 010 629 455) ATF The AJ Micalizzi Superannuation Fund
- Address:** 5 Beaufort Lane Clayfield Qld 4011
- Phone:** **Fax:**
ABN No: 71 935 006 288
Email Address:
- Item 2 **TENANT** MCA Superannuation Services Pty Ltd (A.C.N 114 532 857)
- Address:** Unit 2 273 Abbotsford Road, Bowen Hills Qld 4006
- Phone:** (07) 3256 1371 **Fax:** 3256 0313
ABN No: 66 114 532 857
Email Address:
- Item 3 **Premises** Unit 2 273 Abbotsford Rd Bowen Hills Qld 4006
- (Annex a plan if available)
- Item 4 **Term** (1) periodic monthly tenancy; or
(2) 36 Months commencing on 1 July 2017
and ending on 30 June 2020
- Item 5 **Option for Further term** 3 years + 3 years
- Item 6 **Rent** \$58,080 Per Annum (inclusive of GST) for the first term and then in accordance with special conditions.
- Item 7 **Annual Rent Review Dates** 1 July each year
- Item 8 **Permitted Use** Accounting Practice
- Item 9 **Percentage of Outgoings** NIL
- Item 10 **Deposit** \$NIL
- Item 11 **Landlords Agent Address** N/A
- Phone:** **Fax:**
ABN No:
Email Address:
-

SPECIAL CONDITIONS

Rent will be increased annually on the 1st July in accordance with the Brisbane CPI increase.

If options are exercised the rent will continue in accordance with the CPI increases.

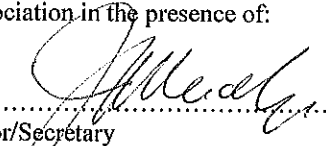
The option must be exercised in writing at least six months prior to expiry date (re no later than 28th February in the relevant year)

EXECUTED as an agreement.
EXECUTION BY LANDLORD

Micon Enterprises Pty Ltd ATF The AJ Micalizzi Superannuation Fund

THE COMMON SEAL of
AS LANDLORD

Was affixed in accordance with its articles
Of association in the presence of:


.....
Director/Secretary


.....
Director

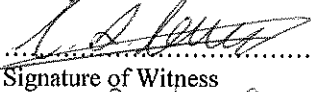
Jeanette Micalizzi

Anthony Micalizzi

.....
Name of Director/Secretary (BLOCK LETTERS)

OR
Name of Director (BLOCK LETTERS)

SIGNED by
AS LANDLORD
In the presence of:


.....
Signature of Witness

5 Beaufort Lane Clayfield Qld 4011

.....
Address of Witness

.....
Name of Witness (BLOCK LETTERS)


EXECUTION BY TENANT

MCA Superannuation Services Pty Ltd

THE COMMON SEAL of
AS TENANT

Was affixed in accordance with its articles
Of association in the presence of:


.....
Director/Secretary


.....
Director

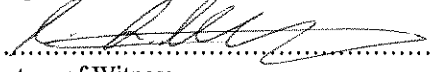
Anthony Micalizzi

Taneile White

.....
Name of Director/Secretary (BLOCK LETTERS)

OR
Name of Director (BLOCK LETTERS)

SIGNED by
AS LANDLORD
In the presence of:


.....
Signature of Witness

Unit 2 273 Abbotsford Rd Bowen Hills Qld 4006

.....
Address of Witness

.....
Name of Witness (BLOCK LETTERS)