

Title Reference 50067680

1. Reference Schedule, definitions, interpretation

1.1 Reference Schedule

Lessor	
Name	CVS Super Qld Pty Ltd ACN 617 318 911 trustee under instrument
Address	59-61 Qantas Drive, Eagle Farm Qld 4009
Lessee	
Name	CV Services Group Pty Ltd ACN 128 857 447
Address	PO Box 461, Mooloolaba Qld 4557 or at the Premises
Guarantor	Not applicable
Premises	Unit 6, 127 Sugar Road, Alexandra Headland Qld 4572
Annual Rent	\$63,700.00 per annum (\$5,308.33 per month) excluding GST for Lease Year 1, and then subject to revision as provided in this document
Fixed Review Date(s)	The commencement date of Lease Years 2, 3, 4, 5, 6, 7, 8, 9 and 10 of the Lease Term
CPI Review Date(s)	Nil
Market Review Date(s)	Nil
Minimum Rent Increase	4%
Outgoings Payable by Lessee	The Agreed Proportion
Permitted Use	As premises for industrial and associated offices, including storage, steel, fabrication, printing and operational spray booths
Default Interest Rate	10% per annum
Lessee's Bond	\$23,356.67 including GST

1.2 Definitions

In this document:

Air Conditioning Equipment means all plant, machinery and equipment for heating, cooling and otherwise circulating air and associated controls and ducting that may be in or servicing the Premises.

BCCM Act means the *Body Corporate and Community Management Act 1997 (Qld)*.

Body Corporate means the body corporate constituted under the BCCM Act for the Scheme and, unless a contrary intention appears, includes the Lessor as a member of the Scheme.

Building means the building and all other improvements (above or below ground level) erected on the Land.

Business Day means any day except a Saturday, Sunday or public holiday in the capital City of the Home State.

Business Hours means 8.00am to 6.00pm each Business Day or such other hours as the Lessor may (acting reasonably) designate.

Claim includes any legal proceeding, claim, demand, loss, damage, cost, expense, compensation or other liability, whether present, future, contingent or unascertained of any description.