

Title Reference 50166169

12/27 Selhurst St

is is the Schedule referred to in Lease dated the _____ day of _____, 2013

This Schedule shall be read together with the Land Title Act 1994 Form 7 and Form 20 Enlarged Panel Annexure "A" making reference to this Schedule.

1. REFERENCE SCHEDULE, DEFINITIONS AND INTERPRETATION

1.1 Reference Schedule

Item 1	ADDRESS FOR NOTICES ON LANDLORD:	24 TINTARA STREET, CARSELDINE, QLD, 4034
Item 2	ADDRESS FOR NOTICES ON TENANT:	72 FLANDERS ROAD, SALISBURY, QLD, 4107
Item 3	THE COMPLEX:	LOT 6, 27 SELHURST STREET, SALISBURY, QLD, 4107 COMPRISING AN AREA OF 244SQM
Item 4	ANNUAL RENT:	\$24,000.00 per annum + GST of \$2,400.00 per annum for Year 1 of the Term, and then subject to revision as provided for in this Lease being \$2,200.00 per month (including GST)
	FIXED REVIEW DATES:	30/11/2014 30/11/2015 30/11/2016 30/11/2017 30/11/2018
	CPI REVIEW DATE:	Not Applicable
	MARKET REVIEW DATE:	Not Applicable
	MINIMUM RENT INCREASE:	4%
Item 5	TENANT'S PROPORTION OF OUTGOINGS	100%
Item 6	PERMITTED USE OF DEMISED PREMISES:	Taxi base/mechanical work/warehouse/storage, office and associated activities
Item 7	OPTION TO RENEW FOR FURTHER TERM:	(a) Period of Further Term(s): One Further Term of 3 years

AGREEMENT made (date)

PARTIES The person named in Item 1 of the Reference Schedule ("Landlord")
AND The person named in Item 2 of the Reference Schedule ("Tenant")

12/27 Selhurst St

REFERENCE SCHEDULE

Item 1 Landlord *ROSS SUPERANNUATION FUND.*
Address *61- 619 LOGAN RD GREENSLOPES.*
Phone: *0419 703 887* Fax:
ABN No:
Email Address: *C.ROSS@HJR.COM.AU.*

Item 2 Tenant *BURAAK TRANSPORT*
Address
Phone:
ABN No: Fax:
Email Address:

Item 3 Premises
(annex a plan if available)

Item 4 Term
(1) periodic monthly tenancy; or
(2) *36* months commencing on *1-12-2016*
and ending on *30-11-2019*

Item 5 Option for Further Term *N/A.*

Item 6 Rent \$ *1600* ^{*1500*} per month

Item 7 Annual Rent Review Dates *N/A.*

Item 8 Permitted Use *MECHANICAL REPAIRS. TO VEHICLES.*

Item 9 Percentage of Outgoings *100% OF RATES, WATER, + BODY CORPORATE.*

Item 10 Deposit \$ *5000.00.*

Item 11 Landlord's Agent Address *N/A.*
Phone:
ABN No:
Email Address: