

# Commercial Tenancy Agreement

Fourth Edition

This Tenancy Agreement is made between the Lessor and the Tenant. The Lessor leases to, and the Tenant accepts a lease of, the Premises for the rent payable by the Tenant, subject to the terms of this Agreement.

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

**DO NOT USE THIS DOCUMENT:**

- FOR RESIDENTIAL TENANCIES.
- FOR PREMISES COVERED BY THE *RETAIL SHOP LEASES ACT 1994* (Qld).
- WHERE THE TERM OF THE LEASE (INCLUDING OPTIONS) EXCEEDS THREE (3) YEARS.
- WHERE REGISTRATION UNDER THE *LAND TITLE ACT 1994* (Qld) IS REQUESTED BY THE TENANT.
- WHERE A HIGH VALUE LEASE IS TO BE ENTERED INTO AS YOU MAY NOT OBTAIN THE PROTECTION OF A LEASE PREPARED BY A SOLICITOR.

## INSTRUCTIONS TO COMPLETE

1. The parties should be advised to seek legal advice about the Tenancy Agreement. Reference should be made to Sections 24(3A) to (7) of the *Legal Profession Act 2007* (Qld) when preparing and completing this Agreement.
2. This Agreement provides for rent to be reviewed by either an index review or by fixed increases. It is not suitable for use where rent is to be reviewed to market except if the Agreement provides for an option (refer clause 15.1).
3. Only certain outgoings are recoverable in all circumstances (see the definitions of 'outgoings' in clause 1.2). Additional outgoings may be recovered by ticking the boxes at item 10(b).
4. Ensure that all items are completed in the Reference Schedule.

**Item 1:** Full name/s of the owner/s of the property and their address. If the Lessor 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 4:** 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 4.

**Item 6:** Insert the period of the further Tenancy, e.g. "6 months" or "1 year" or "not applicable". **The total term of the lease including any options is not to exceed three years. Plus insert the notice period to exercise the option.**

**Item 8:** Insert the date/s on which the rent is to be reviewed and the method of the rent review or "not applicable".

**Item 9:** The Permitted Use should be stated clearly.

**Item 10(a):** Insert the percentage of outgoings the Tenant is to pay, e.g. "25%" or "100%" or "Not applicable".

**Item 10(b):** Tick any additional outgoings the Tenant is to pay.

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*[Handwritten initials]*

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## REFERENCE SCHEDULE

### 1. LESSOR:

NAME:

Craig Anthony Ross and Geraldine Charmaine Ross ATF The Ross Superannuation Fund

ABN: \_\_\_\_\_

ACN: \_\_\_\_\_

ADDRESS: 3 Stoneleigh Street

SUBURB: Coorparoo

STATE: QLD

POSTCODE: 4151

PHONE:

MOBILE:

FAX:

EMAIL:

07 3324 2977

0419 703 887

c.ross@hjr.com.au

### 2. TENANT:

NAME:

Manu Consultants Pty Ltd ATF Trident Trading Trust

ABN: 39 176 849 660

ACN: \_\_\_\_\_

ADDRESS: PO Box 5403

SUBURB: Alexandra Hills

STATE: QLD

POSTCODE: 4161

PHONE:

MOBILE:

FAX:

EMAIL:

0424 631 255

raj@honestimmigrations.com.au

### 3. GUARANTOR:

NAME:

Rajeev Sharma

ABN: \_\_\_\_\_

ACN: \_\_\_\_\_

ADDRESS: PO Box 5403

SUBURB: Alexandra Hills

STATE: QLD

POSTCODE: 4161

PHONE:

MOBILE:

FAX:

EMAIL:

0424 631 255

raj@honestimmigrations.com.au

### 4. PREMISES:

← Annex a plan if available

Level or Tenancy No. 5B

ADDRESS: 619 Logan Road

SUBURB: Greenslopes

STATE: QLD

POSTCODE: 4120

Description: Lot: 5

RP/SP: SP210390

### 5. TERM:

The Term of the Agreement is: 1

Months

Years

Commencing on: 27/04/2018

and ending on: 26/04/2019

DATE (dd/mm/yyyy):

DATE (dd/mm/yyyy):

### 6. OPTION OF RENEWAL (IF ANY):

Note: The term of the lease (including options) should not exceed three (3) years.

Period of further term: 2 Years

Final date for exercise of option: 27/01/2019

DATE (dd/mm/yyyy):

### 7. RENT:

\$ 20,400 Gross + GST

per:  month

year

← Select applicable box

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Page 2 of 11

**8. RENT REVIEW:** Refer to clause 3.3 *Note: Failure to review on these dates does not waive the Lessor's right to review.*

Review Date	Type of Review
See Special Conditions	<input type="checkbox"/> Index review <input type="checkbox"/> Fixed increase - amount of increase: _____ %
	<input type="checkbox"/> Index review <input type="checkbox"/> Fixed increase - amount of increase: _____ %

**9. PERMITTED USE:**

Office

**10. OUTGOINGS:** Refer to clause 1.2(9)

**10(a) Percentage of Outgoings:**

Included in Rent \_\_\_\_\_

**10(b) Additional Outgoings including the costs of (tick if applicable):**

- Managing and operating the Building
- Repair and maintenance of the Building
- Gardening and Landscaping
- Provision and servicing of Air-conditioning to the Building
- Cleaning the Building
- Pest Control
- Security services
- Provision and servicing of Fire Detection and extinguishing equipment
- Provision and servicing of lifts and escalators
- Common Area Electricity
- Trade waste
- Other (insert details):

**11. DEPOSIT:**

\$ 3,740.00 (being 2 months rental including GST in advance) payable on the signing of this Commercial Tenancy Agreement

**12. LESSOR'S AGENT:**

NAME: RNHSO Pty Ltd trading as Raine & Horne Commercial

ADDRESS: 1652 Ipswich Road

SUBURB: ROCKLEA STATE: QLD POSTCODE: 4106

PHONE: 07 3216 6666 MOBILE: \_\_\_\_\_ FAX: 07 3216 6622 EMAIL: info@rmhcommercial.com.au

ABN: 77 105 032 886 ACN: \_\_\_\_\_ LICENCE NUMBER: 3097492

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**SPECIAL CONDITIONS**

The parties should seek legal advice about any special conditions required. Please note sections 24(3A) to (7) of the *Legal Profession Act 2007* (Qld) when preparing and completing this Agreement.

See Annexure A, B & C

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**AGREEMENT MADE**

DATE: 18/04/2018  
(dd/mm/yyyy):

EXECUTED as an Agreement.

**EXECUTION BY LESSOR**

**LESSOR 1**

Executed by: \_\_\_\_\_  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary \_\_\_\_\_  
Name of Director/Secretary (BLOCK LETTERS)

Director \_\_\_\_\_  
Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Lessor)

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of:

SIGNED by \_\_\_\_\_  
Signature of Witness

Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by [Signature]  
Signature of Witness [Signature]

AS LESSOR in the presence of:  
TANYA ROSS  
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 3 Stoneleigh St  
SUBURB: Coorparoo STATE: QLD POSTCODE: 4151

**LESSOR 2**

Executed by: \_\_\_\_\_  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary \_\_\_\_\_  
Name of Director/Secretary (BLOCK LETTERS)

Director \_\_\_\_\_  
Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Lessor)

the duly constituted **attorney** of the LESSOR (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of:

SIGNED by \_\_\_\_\_  
Signature of Witness

Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by [Signature]  
Signature of Witness [Signature]

AS LESSOR in the presence of:  
TANYA ROSS  
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 3 Stoneleigh St  
SUBURB: Coorparoo STATE: QLD POSTCODE: 4151

INITIALS [Signature]

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**EXECUTION BY TENANT**

**TENANT 1**

Executed by: Manu Consultants Pty Ltd ATF Trident Trading Trust  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary \_\_\_\_\_  
Name of Director/Secretary (BLOCK LETTERS)

Director   
RAJEEV SHARMA  
Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Tenant)

SIGNED by \_\_\_\_\_  
Signature of Witness

the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of: \_\_\_\_\_  
Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by \_\_\_\_\_  
Pratibha Sharma  
Signature of Witness

AS TENANT in the presence of:  
PRATIBHA SHARMA  
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 9 ESTELLE STREET

SUBURB: BIRKDALE STATE: QLD POSTCODE: 4159

**TENANT 2**

Executed by: \_\_\_\_\_  
in accordance with Section 127 of the Corporations Act 2001 (Cth).

Director/Secretary \_\_\_\_\_  
Name of Director/Secretary (BLOCK LETTERS)

Director \_\_\_\_\_  
Name of Director (BLOCK LETTERS)

**OR** (only complete this part if signing as attorney for the Tenant)

SIGNED by \_\_\_\_\_  
Signature of Witness

the duly constituted attorney of the TENANT (who states s/he has received no notice of revocation) under power of attorney dated \_\_\_\_\_ registered no \_\_\_\_\_ in the presence of: \_\_\_\_\_  
Name of Witness (BLOCK LETTERS)

**OR**

SIGNED by \_\_\_\_\_  
Signature of Witness

AS TENANT in the presence of:  
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

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**EXECUTION BY THE GUARANTOR**

SIGNED by

*Rajeev Sharma*  
RAJEEV SHARMA  
Name of Guarantor (BLOCK LETTERS)

AS GUARANTOR in the presence of:

*Pratibha Sharma*  
Signature of Witness

PRAIBHA SHARMA  
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: 9 ESTELLE STREET

SUBURB: BIRKDALE STATE: QLD POSTCODE: 4159

SIGNED by

\_\_\_\_\_  
Name of Guarantor (BLOCK LETTERS)

AS GUARANTOR in the presence of:

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Name of Witness (BLOCK LETTERS)

ADDRESS OF WITNESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

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# COMMERCIAL TENANCY AGREEMENT CONDITIONS

IT IS AGREED

## 1. DEFINITIONS AND INTERPRETATION

### 1.1 Terms in Reference Schedule

Where a term used in this Agreement appears in bold type in the Reference Schedule, that term has the meaning shown opposite it in the Reference Schedule.

### 1.2 Definitions

Unless the context otherwise requires:

- (1) **"Agreement"** means this document, including any Schedule or Annexure to it;
- (2) **"Building"** means the building of which the Premises forms part;
- (3) **"Business Day"** means a day that is not a Saturday, Sunday or any other day which is a Public Holiday or a Bank Holiday in the place where an act is to be performed or a payment is to be made;
- (4) **"Claim"** includes any claim or legal action and all costs and expenses incurred in connection with it;
- (5) **"Default Interest Rate"** means the Standard Default Contract Rate applying at the due date published by the Queensland Law Society Inc.;
- (6) **"GST"** means a goods and services tax or similar value added tax;
- (7) **"Land"** means the Land on which the Premises are situated;
- (8) **"Lessor's Property"** means any property owned by the Lessor in the Premises or on the Land and includes the property identified in any inventory annexed to this Agreement;
- (9) **"Outgoings"** means the following charges levied or expenses payable in respect of the Premises, the Land or the Building (as the case requires):
  - (a) Rates and charges that a local government imposes and levies collected by a local government on behalf of the State of Queensland;
  - (b) Insurance premiums (including building, fire, loss of rent, plate glass and public liability) payable by the Lessor;
  - (c) Land tax;
  - (d) Body Corporate fees and levies (including but not limited to Administrative Fund levies and Sinking Fund levies); and
  - (e) the additional outgoings referred to in Item 10(b) of the Reference Schedule;
- (10) **"Premises"** means the premises described in Item 4 of the Reference Schedule and includes the Lessor's Property in the Premises;
- (11) **"REIQ"** means The Real Estate Institute of Queensland Ltd;
- (12) **"Tenancy"** means the tenancy between the Lessor and the Tenant created by this Agreement;
- (13) **"Tenant's Employees"** means each of the Tenant's employees, contractors, agents, customers, subtenants, licensees or others (with or without invitation) who may be on the Premises, the Building or the Land;
- (14) **"Tenant's Property"** includes all fixtures and other articles in the Premises which are not the Lessor's;
- (15) **"Tenant's Services"** means all utilities and services in or provided to the Premises and without limiting the generality of the foregoing shall include provision of electricity, gas, water, waste disposal, sewerage, telephone and data services; and
- (16) **"Term"** means either a periodic monthly tenancy or the period of months or years described in Item 5 of the Reference Schedule, as applicable, commencing on the date in Item 5 in the Reference Schedule.

### 1.3 Interpretation

- (1) Reference to:
  - (a) one gender includes each other gender;
  - (b) the singular includes the plural and the plural includes the singular;
  - (c) a person includes a body corporate;
  - (d) a party includes the party's executors, administrators, successors and permitted assigns; and
  - (e) a statute, regulation or provision of a statute or regulation (**"Statutory Provision"**) includes:
    - (i) that Statutory Provision as amended or re-enacted from time to time; and
    - (ii) a statute, regulation or provision enacted in replacement of that Statutory Provision.
- (2) All monetary amounts are in Australian dollars, unless otherwise stated.
- (3) If a party consists of more than one person, this Agreement binds them jointly and each of them severally.
- (4) Headings are for convenience only and do not form part of this Agreement or affect its interpretation.
- (5) A party which is a trustee is bound both personally and in its capacity as a trustee.
- (6) "Including" and similar expressions are not words of limitation.
- (7) Where a word or expression is given a particular meaning, other parts of speech and grammatical forms of that word or expression have a corresponding meaning.
- (8) If an act must be done on a specified day which is not a Business Day, the act must be done instead on the next Business Day.
- (9) Where this Tenancy permits or requires the Lessor to do something, it may be done by a person authorised by the Lessor.
- (10) Sections 105 and 107 of the *Property Law Act 1974 (Qld)* do not apply to this Tenancy.

## 2. TERM AND HOLDING OVER

### 2.1 Term

The Lessor lets the Premises to the Tenant and the Tenant accepts the Premises as tenant for the Term.

2.2 The Tenant may exercise an option to renew this Agreement for the further term if clause 15 applies.

### 2.3 Monthly Tenancy

If the Tenant continues to occupy the Premises after the Term with the Lessor's consent then:

- (1) the Tenant does so as a monthly Tenant on the same basis as at the last day of the Term; and
- (2) either party may terminate the monthly tenancy by giving to the other one (1) month's notice expiring on any day.

## 3. RENT AND RENT REVIEWS

### 3.1 Rent

The Tenant must:

- (1) pay the Rent by equal monthly instalments in advance on the first day of each month;
- (2) pay the first instalment on the signing of this Agreement;
- (3) if necessary, pay the first and last instalments apportioned on a daily basis; and
- (4) pay all instalments as the Lessor directs.

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Page 5 of 11

### 3.2 Definitions

In clause 3.3:

- (1) "Index Number" means the Consumer Price Index (All Groups) for Brisbane published by the Australian Bureau of Statistics. If that index no longer exists, "Index Number" means an index that the Chief Executive Officer of the REIQ decides best reflects changes in the cost of living in Brisbane; and
- (2) "Review Date" means a date which is stated in Item 8 of the Reference Schedule as a date from which the rent is to be reviewed.

### 3.3 Rent Review

#### (1) Application

This clause 3.3 applies if there is a Review Date.

#### (2) Review

The Rent must be reviewed as from each Review Date to an amount represented by:

If an Index Review, then A where:

$$A = \frac{B \times D}{C}$$

Where B = the Index Number for the quarter ending immediately before the relevant Review Date.

Where C = the Index Number for the quarter one (1) year before the quarter in B; and

Where D = the Rent payable immediately before the Review Date.

Or if a Fixed Increase, then A where:

$$A = B + B \times C$$

Where B = the Rent payable immediately before the Review Date.

Where C = the percentage stated in Item 8 of the Reference Schedule.

- (3) Time is not of the essence in respect of the review of Rent.

## 4. OUTGOINGS

- (1) The Tenant must pay the Lessor the whole, or where a percentage is stated in Item 10(a) of the Reference Schedule that percentage of the Outgoings for the Premises, or the property of which the Premises is part as applicable.
- (2) Outgoings are payable to the Lessor within fourteen (14) days of production to the Tenant of a copy of the Lessor's assessment notice or account.

## 5. USE OF THE PREMISES

### 5.1 Permitted Use

The Tenant must only use the Premises for the Permitted Use.

### 5.2 Restrictions on use

The Tenant must not:

- (1) disturb the occupants of adjacent premises;
- (2) display any signs without the Lessor's written consent which must not be unreasonably withheld;
- (3) overload any Tenant's Services;
- (4) damage the Lessor's Property;
- (5) alter the Premises, install any partitions or equipment or do any building work without the Lessor's prior written consent;
- (6) do anything that may invalidate the Lessor's insurance or increase the Lessor's premiums; or
- (7) do anything unlawful or illegal on the Premises.

### 5.3 Tenant's Services

The Tenant shall be responsible for payment for all Tenant's Services provided directly to the Premises.

## 6. MAINTENANCE AND REPAIR

### 6.1 Repair

The Tenant must:

- (1) keep the Premises in good repair and condition except for fair wear and tear, inevitable accident and inherent structural defects; and
- (2) fix any damage caused by the Tenant or the Tenant's Employees.

### 6.2 Cleaning and Maintenance

The Tenant must:

- (1) keep the Premises clean and tidy; and
- (2) keep the Tenant's Property clean and maintained in good order and condition.

### 6.3 Lessor's Right to Inspect and Repair

- (1) The Lessor may enter the Premises for inspection or to carry out maintenance, repairs or building work at any reasonable time after giving notice to the Tenant. In an emergency, the Lessor may enter at any time without giving the Tenant notice.
- (2) The Lessor may carry out any of the Tenant's obligations on the Tenant's behalf if the Tenant does not carry them out on time. If the Lessor does so, the Tenant must promptly pay the Lessor's costs.

## 7. ASSIGNMENT AND SUBLETTING

7.1 The Tenant must obtain the Lessor's consent before the Tenant assigns, sublets or deals with its interest in the Premises.

7.2 The Lessor must give its consent if:

- (1) the Tenant satisfies the Lessor that the new tenant is financially secure and has the ability to carry out the Tenant's obligations under this Tenancy;
- (2) the new tenant signs any agreement and gives any security which the Lessor reasonably requires;
- (3) the Tenant complies with any other reasonable requirements of the Lessor;
- (4) the Tenant is not in breach of the Tenancy; and
- (5) the Tenant pays the Lessor's reasonable costs of giving its consent.

## 8. TENANT'S RELEASE AND INDEMNITY

8.1 The Tenant occupies and uses the Premises at its own risk. The Tenant also carries out building work in the Premises at its risk.

8.2 The Tenant releases the Lessor from and indemnifies it against all Claims for damages, loss, injury or death:

- (1) if it:
  - (a) occurs in the Premises;
  - (b) arises from the use of the Services in the Premises; or
  - (c) arises from the overflow or leakage of water from the Premises,except to the extent that it is caused by the Lessor's deliberate act or negligence; and
- (2) if it arises from the negligence or default of the Tenant or the Tenant's employees, except to the extent that it is caused by the Lessor's deliberate act or negligence.

8.3 The Lessor must do everything reasonable to ensure the Tenant's Services operate efficiently during normal working hours.

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- 8.4 Except to the extent that any interruption to the operation of the Tenant's Services is caused by the Lessor's deliberate act or negligence then in the event that the Tenant's Services do not operate efficiently the Tenant shall:-
- (a) have no right to claim compensation against the Lessor; and
  - (b) have no right to terminate this Agreement.
- 8.5 The Tenant releases the Lessor from and indemnifies the Lessor against any Claim or costs arising from anything the Lessor is permitted to do under this Tenancy.

## 9. DEFAULT AND TERMINATION

### 9.1 Default

The Tenant defaults under this Agreement if:

- (1) the Rent or any money payable by the Tenant is unpaid for fourteen (14) days;
- (2) the Tenant breaches any other term of this Agreement;
- (3) the Tenant assigns its property for the benefit of creditors;
- (4) the Tenant becomes a bankrupt person within the meaning of the *Bankruptcy Act 1966 (Cth)*; or
- (5) the Tenant becomes an externally-administered body corporate within the meaning of the *Corporations Act 2001 (Cth)*.

### 9.2 Forfeiture of Tenancy

If the Tenant defaults and does not remedy the default when the Lessor requires it to do so, the Lessor may, subject to its obligations under s 124 of the *Property Law Act 1974 (Qld)*, do any one or more of the following after giving any notice required by law:

- (1) re-enter and take possession of the Premises;
- (2) by notice to the Tenant, terminate this Agreement;
- (3) by notice to the Tenant, convert the unexpired portion of the Term into a tenancy from month to month;
- (4) exercise any of its other legal rights;
- (5) recover from the Tenant any loss suffered by the Lessor due to the Tenant's default.

## 10. TERMINATION OF TERM

### 10.1 Tenant's Obligations

At the end of the Term the Tenant must:

- (1) vacate the Premises and give them back to the Lessor in the condition required by clause 6.1(1);
- (2) remove all the Tenant's Property from the Premises;
- (3) repair any damage caused by removal of the Tenant's Property and leave the Premises clean; and
- (4) return all keys, security passes and cards held by it or the Tenant's Employees.

### 10.2 Failure to Remove Tenant's Property

If the Tenant does not remove the Tenant's Property at the end of the Term, the Lessor may:

- (1) remove and store the Tenant's Property at the Tenant's risk and expense; or
- (2) treat the Tenant's Property as abandoned, in which case title in the Tenant's Property passes to the Lessor who may deal with it as it thinks fit without being liable to account to the Tenant.

## 11. DAMAGE AND DESTRUCTION

### 11.1 Rent Reduction

If the Premises are damaged or destroyed and as a result the Tenant cannot use or gain access to the Premises then from the date that the Tenant notifies the Lessor of the damage or destruction the Lessor:

- (1) must reduce the Rent and any other money owing to the Lessor by a reasonable amount depending on the type, extent and effect of damage or destruction; and
- (2) cannot enforce clause 6.1 against the Tenant; until the Premises are fit for use or accessible.

### 11.2 Tenant May Terminate

The Tenant may terminate this lease by notice to the Lessor unless the Lessor:

- (1) within three (3) months of receiving the Tenant's notice of termination, notifies the Tenant that the Lessor will reinstate the Premises; and
- (2) carries out the reinstatement works within a reasonable time.

### 11.3 Exceptions

Clauses 11.1 and 11.2 do not apply where:

- (1) the damage or destruction was caused by or contributed to, or arises from any wilful act of the Tenant or the Tenant's Employees; or
- (2) an insurer under any policy effected by the Lessor refuses indemnity or reduces the sum payable under the policy because of any act or default of the Tenant or the Tenant's Employees.

### 11.4 Lessor May Terminate

If the Lessor considers the damage to the Premises renders it impractical or undesirable to reinstate the Premises or the Building, it may terminate this lease by giving the Tenant at least one (1) month's notice ending on any day of the month. At the end of that month's notice, this lease ends.

### 11.5 Dispute Resolution

- (1) Any dispute under this clause 11 must be determined by an independent qualified Valuer appointed by the Chief Executive Officer of the REIQ at the request of either party.
- (2) In making the determination, the Valuer acts as an expert and the determination is final and binding on both parties.
- (3) The cost of the determination must be paid by the parties equally unless otherwise decided by the Valuer.

### 11.6 Lessor Not Obligated to Reinstate

- (1) Nothing in this lease obliges the Lessor to reinstate the Building or the Premises or the means of access to them.
- (2) When reinstating the Building or the Premises, the Lessor is entitled to change their design, fabric, character or dimensions to comply with any law or lawful requirement.

### 11.7 Antecedent Rights

Termination under this clause 11 does not effect either parties' accrued rights before termination.

## 12. INTEREST FOR LATE PAYMENT

Without affecting the Lessor's other rights, if the Tenant does not pay any money owing to the Lessor under this Agreement within fourteen (14) days after the due date, the Tenant must pay interest on that money calculated at the Default Interest Rate from the due date for payment until payment is made.

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Page 10 of 11

### 13. DUTY

The Tenant must pay stamp duty on this lease, if applicable, and other government imposts payable in connection with this Agreement and all other documents and matters referred to in this Agreement when due or earlier if requested in writing by the Lessor.

### 14. GOODS AND SERVICES TAX

If a GST is imposed on any supply made to the Tenant under or in accordance with this Tenancy, the amount the Tenant must pay for that supply is increased by the amount of that GST.

### 15. OPTION FOR FURTHER TENANCY

15.1 This clause 15 applies if item 6 of the Reference Schedule is completed with a period of a further term.

15.2 If the Tenant:

- (1) wishes to lease the Premises for the further term; and
- (2) gives notice to that effect to the Lessor strictly in accordance with the timeframes in item 6 of the Reference Schedule; and
- (3) has not breached this Agreement or if breached such breach has been waived by the Lessor or remedied,

the Lessor must, subject to clause 15.6, grant to and the Tenant must take a further tenancy (**New Tenancy**) of the Premises on the terms and conditions set out in clause 15.3.

15.3 The New Tenancy will be on the same terms and conditions as this Agreement except that:

- (1) the Rent for the New Tenancy will be the amount agreed between the Lessor and the Tenant or, failing agreement by the date the Term expires, the market rent for the Premises determined by an independently qualified Valuer (acting as an expert) in accordance with clause 15.4;
- (2) the Commencement Date will be the day after the Term expires; and
- (3) the New Tenancy will omit this clause 15 unless there is more than one option of renewal set out in item 6 of the Reference Schedule.

15.4 If the Rent is to be determined according to the market under clause 15.3(1), the Valuer is to be nominated by the Chief Executive Officer of the REIQ at the request of either party. The following additional terms apply:

- (1) the Valuer's decision is final and binding on the parties;
- (2) the Valuer's costs must be paid by the Lessor and the Tenant equally. Either party may pay the Valuer's costs and recover one half of the amount paid from the other party on demand; and
- (3) if the Rent for the New Tenancy is not determined by the date the Term expires, then:
  - (a) until the Valuer determines the Rent for the New Tenancy, the Tenant must continue to pay the existing Rent; and
  - (b) when the Valuer's decision is made under this clause 15(4), the parties will make an adjustment for any over or under payment of the Rent.

15.5 Before transferring any interest in the Land, the Lessor must obtain a signed deed from the transferee containing covenants in favour of the Tenant that the transferee will be bound by the terms of this Agreement and will not transfer its interest in the Land unless it obtains a similar deed from its transferee.

15.6 If there is a Guarantor under this Agreement, the Lessor is not required to grant the New Tenancy unless the Tenant obtains a further guarantee on the same terms of the due and punctual performance of the Tenant's obligations under this Agreement by the Guarantor or any other replacement guarantor acceptable to the Lessor.

### 16. DEPOSIT AND COMMISSION

16.1 The Tenant must pay the Deposit to the Lessor's Agent on signing this Agreement.

16.2 The Deposit must be applied against the Rent payable by the Tenant on the commencement of the Term.

16.3 The Lessor agrees to pay the Agent's commission to the Lessor's Agent and authorises the Agent to draw the commission on the commencement of the Term from money received from the Tenant in payment of Rent.

### 17. NOTICES

17.1 Any notice given or required by this Agreement to be given to a party ("the addressee") must be in writing and, without prejudice to any other lawful method of service, shall be deemed to have been sufficiently given if it is sent to a facsimile number or email address which has been stated for the addressee in this Agreement or otherwise provided by the addressee to the sender.

17.2 Any such notice sent to a facsimile number shall be deemed to have been received by the addressee when the sender obtains a clear transmission report.

17.3 Any such notice sent to an email address shall be deemed to have been received by the addressee when it is capable of being retrieved by the addressee at the email address in accordance with section 24 of the *Electronic Transactions (Queensland) Act 2001*.

17.4 Any such notice may also be given in the manner provided in section 109X of the *Corporations Act 2001 (Cth)* as if it were being served for the purposes stated in that section or in accordance with the provisions of section 347 of the *Property Law Act 1974 (Qld)*.

### 18. GUARANTEE AND INDEMNITY

18.1 Where Item 3 of the Reference Schedule is completed with the name or names of any person or persons then the succeeding provisions of this clause 18 shall apply.

18.2 The Guarantor (and jointly and severally where there is more than one Guarantor) guarantees to the Lessor the timely payment by the Tenant of the Rent and other moneys agreed to be paid by the Tenant under this Agreement and the timely compliance with all the terms by which the Tenant is bound under this Agreement.

18.3 The Guarantor will at all times pay to the Lessor on demand and indemnify and keep the Lessor indemnified from and against all losses which the Lessor may suffer or incur consequent upon or arising out of any failure by the Tenant to comply with the terms in a timely manner.

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EF024 07/17

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Page 11 of 11

## Annexure A

### 1. Counterparts

1.1 This Commercial Tenancy Agreement may consist of one or more counterpart copies. All counterparts will, when taken together, constitute the one document.

1.2 This Commercial Tenancy Agreement, including counterparts of it, may be exchanged electronically (email and fax).

1.3 A party to this Commercial Tenancy Agreement may execute this Commercial Tenancy Agreement by signing any counterpart including a counterpart issued electronically (email and fax).

1.4 For the purpose of Sections 11 and 12 of the Electronic Transactions Act 2001 (Qld), the Tenant and the Lessor consent to information being given by electronic communications.

### 2. Insurance

The Tenant will during the term of the Agreement (Commercial Tenancy Agreement) at their cost obtain and keep in full effect, in the name of the Tenant and noting the interest of the Lessor the following insurances:

2.1 Public Risk Liability Insurance - with a limit of not less than ten million dollars (\$10,000,000) per occurrence, applying to all operations of the Tenant and in particular for any and all operations with respect to the occupancy by the Tenant of the Premises.

2.2 Plate Glass Insurance - The Tenant is liable and responsible for promptly, and at its own expense insuring and subsequently the replacement of all broken, cracked or damaged plate glass or other glass on or within the demised Premises.

2.3 Tenants Content Insurance The Tenant must take out Content Insurance for an amount not less than the full replacement cost to cover all fixtures, fittings, good and chattels situated in or on the Premises that they own or are responsible for, including any fixtures or fitting or improvements installed and owned by the Tenant.

#### 2.4 General

a) Prior to possession being granted to the Tenant or upon execution of this document and all subsequent renewals of relevant insurance policies noted above, the Tenant will provide documented evidence of currency to the Lessor or their agent

b) The Tenant will not do or permit anything to be done in relation to the premises that may in any way make void or partially void any insurances in place, conflict with any law or regulation or cause the amount of premium to increase.

### 3. Signage

3.1 Prior to signage being placed on the Premises, plans and specifications must be submitted to the Lessor for approval.

The Lessor will not be unreasonably withholding consent.

3.2 The Tenant is responsible to ensure all signage meets council approval and any other statutory requirements.

3.3 The Tenant is responsible for any fees or costs associated with their signage

3.4 The Tenant is responsible for maintaining, repairing and insurance in relation to their signage.

3.5 The Tenant must at the expiry of their tenancy remove all signage at their expense and repair any damage the signs may have caused to the property to the lessors reasonable satisfaction.

### 4. Options

Subject to the option for a further term being exercised in accordance with the terms of the Agreement the current market rent payable on and from the first day of the further term will be the greater of:

a) The Rent paid or payable during the preceding rental year plus the CPI or a fixed increase of 4% whichever is the greater: or

b) The current market Rent for the Premises to be determined in accordance with the provisions of Clause 15.3 of this agreement.

### 5. Body Corporate By-laws

The Tenant agrees to abide by all existing or revised Body Corporate By-Laws.

### 6. Possession

Possession of the Premises will only be given to the Tenant after:

a) The Lease is signed by both the Tenant and Lessor

b) All deposit monies have been paid and guarantees are in place.

c) The Tenant can provide proof of insurances required

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## Annexure B

### 7. Deposit - Non Refundable

The total amount to be paid upon the Tenant signing this Agreement is \$3,740.00 being the first two months rent including GST paid in advance as deposit (this amount will be applied to the Tenant rental account at the commencement of the Agreement). In the event that the Tenant does not execute this agreement then this deposit once paid is non refundable

### 8. Bond

8.1 The Tenant must prior to entering possession of the Premises pay to the Lessor the sum of \$5,610.00 as a cash bond for performance by the Tenant of this Lease.

8.2 The Tenant may instead of paying the amount under the preceding paragraph, provide to the Lessor an Australian Trading Bank guarantee, on terms acceptable to the Lessor, for the observance and performance by the Tenant of all the obligations and provisions contained in this Agreement. The maximum liability of the bank must at least equal the total of the cash bonds required under the preceding paragraph.

8.3 If at any time the Tenant fails to observe and perform any of the Tenants obligations in this Agreement, the Lessor may take all or any part of the cash bond or call up any guarantee as compensation for any loss or damage suffered or which may be suffered by the Lessor because of that failure. Any such action by the Lessor will not be treated as a waiver of the Tenants failure and will not limit any other right or remedy of the Lessor in respect of it.

8.4 If any part of the cash bond is taken or any guarantee called up by the Lessor, the Tenant must immediately upon demand by the Lessor pay to the Lessor the amount taken or called up. This amount is to be held as a cash bond under this clause.

8.5 If the Lessors interest in the Premises is transferred, the Lessor may pay or transfer the bonds and guarantees to the transferee. Upon payment or transfer the Lessor will be released from all legal responsibility to the Tenant or to any other person for the bonds or guarantees.

### 9. Warranty of use

9.1 It is the responsibility of the Tenant to obtain the consent of any planning or other authority which may be required for the Tenant to lawfully carry out their business in the premises.

9.2 The Lessor does not promise, provide representation, warranty or undertaking with respect to the suitability of the premises for any use or business.

### 10. Air Conditioning

Unless otherwise specified as an outgoing item it will be the responsibility of the Tenant to maintain and repair (excluding items of a capital nature) all air conditioning plant and equipment during the term of the Agreement and any holding over period in accordance with the recommendations from a suitably qualified and approved contractor.

The Tenant must supply upon request documented evidence that maintenance and repairs have been completed in accordance with the requirements above.

Should the Tenant not maintain the air conditioning the Lessor has the right to do this and then recover costs from the Tenant as an additional Outgoing.

### 11. Fire Safety Equipment

11.1. Unless otherwise specified as an outgoing item it will be the responsibility of the Tenant to maintain and repair (excluding items of a capital nature) all related Fire & Emergency equipment and signage during the term of the Agreement and any holding over period in accordance with any statutory requirements and the recommendation of a suitably qualified and approved contractor.

This will include, but is not limited to items such as:

- Fire extinguishers
- Hose reels and hydrants
- Sprinkler systems and associated machinery and equipment
- Exit & Emergency signage

11.2 The Tenant undertakes to ensure all fire exit routes are kept clear and accessible at all times

11.3 The tenant undertakes not to alter or disable any Fire Exit doors

Should the Tenant not maintain the Fire Safety Equipment the Lessor has the right to do this and then recover costs from the Tenant as an additional Outgoing.

### 12. Fit or alterations

12.1 In addition to any terms and condition noted in this Agreement, in the event that the Tenant undertakes alteration or fit out to the premise, the Tenant must at their own cost:

- a) Provide, install, maintain and repair any additional Fire & Emergency equipment or signage required to ensure the premises remain compliant with statutory requirements.
- b) Provide independent certification from a suitably qualified Certifier confirming that the premises does not break statutory and insurance requirements following the alterations.

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## Annexure C

### 13. Contractor compliance & asbestos management

13.1 In the event that the Tenant employs the services of any contractors in the capacity to service, maintain or otherwise deal with the premises they must ensure prior to allowing work to commence that the nominated contractor is suitably qualified has appropriate insurance in place and has complied with Safe Work practices.

13.2 Prior to any works being undertaken on the premises by a contractor or by the Tenant themselves, they must refer to asbestos register if applicable to ensure Safe Work practice are adhered to.

### 14. Make Good

Upon the expiration of the Lease the Tenant must return the premises to the Lessor in the same condition as the start of the lease (subject to fair wear and tear). Make good of the premises is to include:

- a) Professional clean of the internal building areas including floor coverings
- b) Repair any damage caused by the installation of any of the Tenant's signage
- c) Removal of all the Tenant's items
- d) Repaint all previously painted surfaces to the satisfaction of the Lessor.

### 15. Lessor Works

The Lessor agrees to carry out the following works at its own cost prior to the Lease Commencement Date:

- a) Repaint the office walls in a whitish colour
- b) Replace the carpet with modern carpet tiles

16. The Lessor advises that the premises comes with a 5 kw solar system for which the Tenant can enjoy the benefits that this provides. Any maintenance is at the cost of the Tenant.

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*[Handwritten initials]*

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