

SCHEDULE

Item 1 (1.1)	Landlord:	PALCOR PTY LTD (ACN 005 700 345) whose Registered Office is situated Pager Partners Pty Ltd, Suite 115, 3 Male Street, Brighton, VIC 3186
Item 2 (1.1)	Tenant:	ROSS CAMPBELL & JOANNE CAMPBELL both of 405 McKenzie Road, Neerim East, VIC 3831
Item 3 (1.1)	Guarantors:	Not applicable
Item 4 (1.1)	(a) Premises:	15 Smith Street, Warragul, VIC 3820
	(b) Land:	Certificate of Title Volume 9772 Folio 077
Item 5 (1.1)	Landlord's Installations:	Nil <i>AIR CONDITIONER & AUTO DOORS</i>
Item 6 (1.1)	Rent:	\$51,084.00 per annum plus GST <i>INC GST</i> <i>\$46440 Plus GST</i>
Item 7 (1.1)	Tenant's Installations:	Nil <i>\$4257 P.M.</i>
Item 8 (1.1)	Term of the lease:	Five (5) years commencing 1 October 2019
Item 9 (2.1.1)	How rent is to be paid:	By electronic transfer monthly in advance to the Landlord's nominated bank account
Item 10 (1.1, 2.1.2, 2.1.5 & 5.4)	Building outgoings which the tenant must pay or reimburse:	100% of all building outgoings excluding Body Corporate fees, which the Landlord will pay.

Item 11 (1.1 & 6.2)	Risks which the insurance policies must cover:	<p>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</p> <p>and other such risks as the landlord reasonably specifies from time to time.</p>
Item 12 (1.1 & 2.3.1)	Amount of public risk insurance cover:	\$10,000,000.00 or other amount reasonably specified from time to time by the Landlord.
Item 13 (1.1)	Period of loss of rent and outgoings insurance:	Twelve (12) months
Item 14 (2.1.7)	Interest rate on overdue money:	2% per annum higher than the rate fixed for the time being under the <i>Penalty Interest Rates Act 1983</i> (Vic).
Item 15 (2.2.1) (1.14)	Permitted use:	Retail sale of clothing
	Application of the Act:	The Act does apply
Item 16 (2.1.1, 11, 18)	Review date(s):	
	Term	
	Market review date(s):	Not applicable
	CPI review date(s):	Not applicable
	Fixed review date and percentage increases or fixed amount:	3% per annum plus GST on 1 October 2020, 2021, 2022 & 2023
	Further Term(s)	
	Market review date(s):	Not applicable
	CPI review date(s):	Not applicable

	Fixed review date and percentage increases or fixed amount:	3% per annum plus GST on 1 October 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032 & 2033
Item 17 (2.1.1,11, 18)	Who may initiate reviews	
	Market review:	Not applicable
	CPI review:	Not applicable
	Fixed review:	Automatic
Item 18 (12)	Further term(s):	Two (2) further terms of five (5) years each
Item 19 (12)	Earliest and latest date for exercising option:	Earliest date: 30 March 2024 Latest date: 30 June 2024
Item 20 (13)	Security deposit	Nil
Item 21 (16.1)	The mediation procedure applies/does not apply to this lease	Does apply
Item 22 (21, 22)	Additional provisions	The following provisions are to be treated as essential terms for the purposes of clause 7.4
	22.2 Plate Glass Insurance	The Tenant will, at its sole expense, take-out Plate Glass Insurance for the premises.

EXECUTED AS A DEED

DATED / /

EXECUTION & ATTESTATION

LANDLORD

EXECUTED by **PALCOR PTY LTD**)
(**ACN 005 700 345**) in accordance with Section)
127 of the *Corporations Act 2001* by being)
signed by the persons who are authorised to)
sign for the company:)

Please do not sign

RAYMOND EDWIN GYMER
PO Box 288, Sorrento, VIC 3943
Director & Sole Company Secretary

Please do not sign

ANITA PAMELA GYMER
PO Box 288, Sorrento, VIC 3943
Director

TENANT

SIGNED by ROSS CAMPBELL)
in the presence of:)

.....
ROSS

Witness signature:

Witness name:

SIGNED by JOANNE CAMPBELL)
in the presence of:)

.....
JOANNE

Witness signature:

Witness name:

Lawyers

Anthony Vogrig *
Sabina Wakefield
Kylie Boote
Sarah Coppini
Anne Hescock
Emily Ma
Tessa Hoogerbrugge
Scott MacDonald

Legal Executives

Liza Pharaoh

Our Ref: TH:EGM:22562

Reply to Drouin

12 August 2019

Mr & Mrs RE & AP Gymer
Palcor Pty Ltd
PO Box 288
SORRENTO VIC 3943

Dear Ray & Anita

RE: **PALCOR PTY LTD - LEASE - CAMPBELL
PREMISES: 15 SMITH STREET, WARRAGUL**

We refer to our previous correspondence in the above matter.

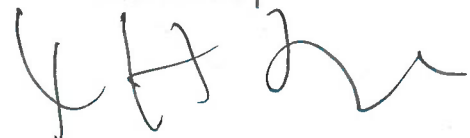
We now attach the following for your review:-

1. DRAFT Lease; and
2. Disclosure Statement (in duplicate).

If you are satisfied with same as presented, we would be grateful if you would sign Disclosure Statement (in duplicate) where indicated and return both originals to our office, at your earliest convenience.

If you have any queries or wish to discuss, please do not hesitate to contact our Tessa Hoogerbrugge or Ella McDonald.

Yours faithfully,
WAKEFIELD
VOGRIG & BOOTE | LAWYERS



Warragul

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