

# STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)



APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.) COPYRIGHT © 2017 FOR USE BY REIWA MEMBERS 000007353184



Not for retail premises or other premises where the Commercial Tenancy (Retail Shops) Agreement Act 1985 applies

## Particulars of the Lease

This document incorporates The Real Estate Institute of Western Australia (Inc.) 2017 General Terms and Conditions of the Lease contained in the document attached.

Before using this document please read the notes at the front of the Real Estate Institute of Western Australia (Inc.) 2017 General Terms and Conditions of the Lease.

THIS LEASE is made 11 June 20 19  
for the Premises at UNIT 5, 16 THE AVENUE, MIDLAND 6056

**1. Lessor:**

Full Name: MBO SUPERFUND  
Address: UNIT 5, 16 THE AVENUE, MIDLAND 6056  
Telephone: Work 0417 309 940 Home   
Facsimile  Email ACCOUNTS@TRANSFREIGHT.COM.AU  
ACN/ABN  Mobile

**2. Lessee:**

Full Name: TRANSFREIGHT SOLUTIONS AUSTRALIA PTY LTD  
Address: UNIT 5, 16 THE AVENUE, MIDLAND 6056  
Telephone: Work 0417 309 940 Home   
Facsimile  Email ACCOUNTS@TRANSFREIGHT.COM.AU  
Full Name:   
Address:   
Telephone: Work  Home   
Facsimile  Email   
(if a corporation) Name:   
ACN/ABN 16 238 016 75  
Postal Address: AS ABOVE  
Address of Registered Office:   
Telephone  Mobile:   
Facsimile  Email   
Contact Name:

# STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)



APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.)  
COPYRIGHT © REIWA 2017  
FOR USE BY REIWA MEMBERS  
000007353104



**3. Guarantor:**

Full Name:

Address:

Telephone: Work  Home  Mob:

Facsimile:  Email:

Full Name:

Address:

Telephone: Work  Home  Mob:

Facsimile:  Email:

**4. Premises:**

\*The Land

\*That part of the Land and Building situated at and known as

which is depicted as crosshatched or coloured on the annexed plan (if any).

\* Delete the inapplicable

**5. Land:**

Lot  on Diagram/Deposited/Plan/Strata Plan  and being the whole of the land in Certificate of Title  
Volume  Folio

**6. Term:**

months/years commencing on the Date of Commencement.

**7. Date of Commencement:**

20

**8. Further terms:**

months/years commencing on  20   
 months/years commencing on  20

**9. Rent:**

From the Date of Commencement until varied the Rent is \$  per annum, payable by instalments of  
\$  per month in advance on the first day of each month. (Rent is exclusive of GST, see clause 30)

**10. Rent review dates:**

**During the Term:**

Method <input type="text"/>	Review Date <input type="text"/>	Method <input type="text"/>	Review Date <input type="text"/>
Method <input type="text"/>	Review Date <input type="text"/>	Method <input type="text"/>	Review Date <input type="text"/>
Method <input type="text"/>	Review Date <input type="text"/>	Method <input type="text"/>	Review Date <input type="text"/>

**During the Further Term:**

Method <input type="text"/>	Review Date <input type="text"/>	Method <input type="text"/>	Review Date <input type="text"/>
Method <input type="text"/>	Review Date <input type="text"/>	Method <input type="text"/>	Review Date <input type="text"/>
Method <input type="text"/>	Review Date <input type="text"/>	Method <input type="text"/>	Review Date <input type="text"/>

Insert **A, B, C, D** or **E** for the Method of Rent Review.

# STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)



APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.) COPYRIGHT © REIWA 2017 FOR USE BY REAL ESTATE AGENTS 00007353184



## ACCEPTANCE

**SIGNED BY THE LESSOR OR THE LESSOR'S AGENT (individual)**

SIGNED by ANDY OSBORN (FULL NAME)

[Signature] Signature

in the presence of:

[Signature] Signature of Witness

BRITANY CORNTHWAITE Full name of Witness

18 KEIGHTLY CNR, JANE BROOK WA 6056 Address of Witness

STORE MANAGER Occupation of Witness

**(Corporation)**

TRANSFORMIT SOLUTIONS Full Name of Corporation

162 385 016 75 ACN/ABN

EXECUTED BY THE LESSOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT ) ) ) ) )

ANDY OSBORN Sole / Director

[Signature] Full Name of Director

**SIGNED BY THE LESSOR OR THE LESSOR'S AGENT (individual)**

SIGNED by \_\_\_\_\_ (FULL NAME)

\_\_\_\_\_  
Signature

in the presence of:

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

\_\_\_\_\_  
Print full name of Witness

\_\_\_\_\_  
Address of Witness

\_\_\_\_\_  
Occupation of Witness

**(Corporation)**

\_\_\_\_\_  
Full Name of Corporation

\_\_\_\_\_  
ACN/ABN

EXECUTED BY THE LESSOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT ) ) ) ) )

\_\_\_\_\_  
Director / Secretary

\_\_\_\_\_  
Full Name of Director / Secretary

# STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)



APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA INC. COPYRIGHT © 2014. 2017 FOR USE BY REIWA MEMBERS 000007353184



## ACCEPTANCE

### SIGNED BY THE LESSEE

(Individual)

SIGNED by

ANDY OSBER

(FULL NAME)

[Signature]

Signature

in the presence of:

[Signature]

Signature of Witness

BRITANY CORNTHWAITE

Full name of Witness

378 KEIGHTLY CNR. JANE BROOK

Address of Witness

STORE MANAGER

Occupation of Witness

(Corporation)

M/SO SUPER

Full Name of Corporation

ACN/ABN

EXECUTED BY THE LESSEE PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT ) ) ) ) )

Sole / Director

Full Name of Director

### SIGNED BY THE LESSEE

(Individual)

SIGNED by

(FULL NAME)

Signature

in the presence of:

Signature of Witness

Print full name of Witness

Address of Witness

Occupation of Witness

(Corporation)

Full Name of Corporation

ACN/ABN

EXECUTED BY THE LESSEE PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT ) ) ) ) )

Director / Secretary

Full Name of Director / Secretary