

Letter of Agreement

Wednesday 03 April 2017

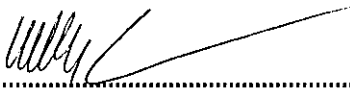
Prepared by: Kelcam Super Pty Ltd ATF Kelcam Superannuation Fund

Property: 54B Hynes Street, Fortitude Valley QLD 4006


1.	Lessor's Name & Address:	Kelcam Super Pty Ltd ATF Kelcam Superannuation Fund 54A Hynes Street Fortitude Valley QLD 4006
2.	Lessee's Name & Address	Kelcam Investments Pty Ltd ATF Kelcam Investments Trust 54A Hynes Street Fortitude Valley QLD 4006
3.	Lessor's Solicitor	Tba
4.	Lessee's Solicitor:	Tba
5.	Trading Name:	Get Real Finance
6.	Lease Term:	36 months
7.	Building Area:	100sqm approximately.
8.	Car Parks:	2
9.	Proposed Use:	Commercial Office
10.	Lease Commencement Date: Lease Renewal Date:	1/07/2017 01/07/2020
11.	Commencing Annual Rent:	\$45,000 + GST annually to start on 1 July 2017
12.	Outgoings:	To be paid by Tenant.
13.	Rental Reviews:	Base rent increased by 3% annually – first annual review being 1 July 2018.

		Rent to be revised to market for the first year of the option term.
14.	Special Conditions:	<ol style="list-style-type: none"> 1. Possession will be granted immediately 2. The Lessee will not be required to make good at the end of the tenancy. 3. Payment is due in full by the 01/06/2018
15.	GST:	The Lessee agrees to pay all GST assessed on the rent payable on this property at the rate from time to time set by the government.
16.	Documentation:	The Lessee shall be responsible for the following costs associated with the Lease: drafting, stamping, registration (where applicable), obtaining mortgagee's consent and survey plan to a cap of \$2,000.
17.	Security Deposit:	Not applicable.
18.	Deposit:	No deposit required.
19.	Signage:	All signage is to be the responsibility of the Lessee and must be approved by the Brisbane City Council & Lessor.
20.	Acceptance:	<p>Should the above terms and conditions be acceptable to you, please sign where indicated on this letter and return it to the Lessors representative.</p> <p>Your execution will constitute an offer by the Lessee to the Lessor to lease the abovementioned premises on the terms and conditions herein set out. It is also hereby agreed that provided the Lessor accepts this offer, the terms and conditions herein contained shall then constitute an Agreement to Lease between the Lessor and the Lessee until the formal Lease documentation is signed.</p> <p>The lease is to incorporate the conditions outlined herein and otherwise being in terms reasonably acceptable to the Lessee and be in a form required by the Lessor consistent with the essential terms contained within this Agreement to Lease document.</p>

Upon receipt and acceptance by the Lessor of the terms and conditions herein, the Lessor's solicitors will prepare a Lease for perusal and execution by both parties forthwith.

Signed by (or on behalf of) the Lessee 
.....
(Signature)

Dated: Kelly Lynette Cameron
.....
(Print full name) Director of: Kelcam Investment Pty Ltd
att Kelcam
3/4/2017 Investment Trust

Signed by (or on behalf of) the Lessor 
.....
(Signature)

Dated: Kelly Lynette Cameron
.....
(Print full name) Director of Kelcam Super Pty
Ltd att
3/4/2017 Kelcam
Superannuation
Fund.

