

**Letter of Agreement**

Wednesday 03 April 2017

Prepared by: Kelly Cameron-Tull, Kelcam Super Pty Ltd ATF Kelcam Superannuation Fund


Property: 54A Hynes Street, Fortitude Valley QLD 4006

1.	<b>Lessor's Name &amp; Address:</b>	Kelcam Super Pty Ltd ATF Kelcam Superannuation Fund 54 Hynes Street Fortitude Valley QLD 4006
2.	<b>Lessee's Name &amp; Address</b>	Kelcam Investments Pty Ltd ATF Kelcam Investments Trust 54 Hynes Street Fortitude Valley QLD 4006
3.	<b>Lessor's Solicitor</b>	Tba
4.	<b>Lessee's Solicitor:</b>	Tba
5.	<b>Trading Name:</b>	Get Real Finance
6.	<b>Lease Term:</b>	Three (3) year lease term Option of a further three (3) years
7.	<b>Building Area:</b>	100sqm approximately.
8.	<b>Car Parks:</b>	4 (including 1 x lockable garage)
9.	<b>Proposed Use:</b>	Commercial Office
10.	<b>Lease Commencement Date:</b>	1 July 2017
	<b>Lease Renewal Date:</b>	1 July 2020
11.	<b>Commencing Annual Rent:</b>	\$55,000 gross + GST per annum to start on 1 July 2017


12.	<b>Outgoings:</b>	To be paid by Tenant.
13.	<b>Rental Reviews:</b>	Base rent increased by 3% annually – first annual review being 1 July 2012.  Rent to be revised to market for the first year of the option term.
14.	<b>Special Conditions:</b>	<ol style="list-style-type: none"> <li>1. Possession will be granted immediately upon payment of 12 months rent in advance.</li> <li>2. The lessor agrees to paint the inside of the property and make the agreed minor repairs to the front deck and kitchen.</li> <li>3. The Lessee will not be required to make good at the end of the tenancy.</li> <li>4.</li> </ol>
15.	<b>GST:</b>	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.	<b>Documentation:</b>	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.	<b>Security Deposit:</b>	Not applicable.
18.	<b>Deposit:</b>	No deposit required if paying rent 12 months in advance.
19.	<b>Signage:</b>	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>
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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-Tull (director Kelcam Investments Pty Ltd atf Kelcam Investments trust)  
3rd April 2017

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

Dated: Kelly Lynette Cameron-Tull  
3rd April 2017 (director of Kelcam Super Pty Ltd atf Kelcam Superannuation Fund)

