STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)







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.

_EASE is ma	19/9/2022	20 22			
e Premises	Ground Floor Commercial Office, 88 Marine Te	errace, FREMANTLE WA 6160			
Lessor:		~			
Full Nam	e: ROYCE LESLIE GOODALL & TRACEY KATH	ILEEN GOODALL ATF THE GOODALL SUPERANNUATION FUND			
Address:	Unit 1/235 Rockingham Road, SPEARWOOD WA 6163				
Telephor	e: Work	Home			
Facsimile	:	Email royce@goodallco.com.au			
ACN/ABI	140 769 258 36	Mobile Royce 0413 495 368/ Tracey 0408 899 872			
Lessee:					
Full Nam	e:				
Address:					
Telephor	e: Work	Home			
Facsimile		Email			
Full Nam	2:				
Address:					
Telephon	e: Work	Home			
Facsimile		Email			
	oration) Name: JARDIM CORPORATION PTY LTD	ATF JARDIM TRUST 2			
(if a corp	113 351 018				
(if a corpo		dress: 15 Separovich Way, SPEARWOOD WA 6163			
ACN/ABN Postal Ac					
ACN/ABN Postal Ac	It rest and the second of the				
ACN/ABN Postal Address	In the state of th	ON HILL WA 6163			

STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)



APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRALIA (INC.)
COPYRIGHT OF REIVA 2017
FOR USE BY REIVA MEMBERS
OCCUPANCY SERVINA MEMBERS



3.	Guarantor:	
	Full Name:	
	Address:	
	Telephone: Work Home Mob:	
	Facsimile: Email:	
	Full Name:	
	Address:	
	Telephone: Work Home Mob:	
	Facsimile: Email:	
4.	Premises:	
٦.		
	*The Land	
	*That part of the Land and Building situated at and known as Ground Floor Commercial Office, 88 Marine Terrace, FREMANTLE ("the Premises"), being a gross lettable area of approximately 83	
	sqm (strata area: 89 sqm).	
	which is depicted as crosshatched or coloured on the annexed plan (if any).	
	* Delete the inapplicable	
5.	Land:	
	Lot 1 on Diagram/Deposited / Plan/ /Strata Plan SO 66653 and being the whole of the land in Certificate of Title	
	Volume 2925 Folio 408	
6.	Term:	
	Two (2) months/years commencing on the Date of Commencement.	
7.	Date of Commencement:	
	26th September 20 22	
8.	Further terms:	
	Two (2) months/years commencing on 26th September 20 24	
	months/years commencing on 20	
9.	Rent:	
	From the Date of Commencement until varied the Rent is \$ 22,360.00 per annum, payable by instalments of	
	\$ 1,863.33 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 C Review Date 26/09/2023 Method Review Date	
	Nethod Never Bate	
	Method Review Date Method Review Date	
	Method Review Date Method Review Date	
	During the Further Term:	
	Method A Review Date 26/09/2024 Method Review Date	
	Method C Review Date 26/09/2025 Method Review Date	
	Method Review Date Method Review Date	
	Insert A,B,C,D or E for the Method of Rent Review.	

STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)







11.	Method of Rent Review:		*/				
	Subject to clause 18 the Rent applicable from and including each Rent Review Date specified in Item 10 above	is calculated by one o	f the following				
	methods of rent review:	is calculated by one o	the following				
	A Market Rent Review on that Rent Review Date						
	B CPI Rent on that Rent Review Date C The Rent applicable immediately before that Rent Review Date increased by 3%] _f +b-+ D+					
	D The greater of a Market Rent Review and CPI Rent on that Review Date	of that Rent.					
	E						
12.	Lessor Chattels:	6					
14.	The Lessors Chattels included in the Lease are:						
	Air conditioning, lighting, floor coverings kitchenette, washroom, furniture, white goods and te	lephone system.					
13.	Rate of Interest:						
	15% per annum calculated on a daily basis.						
14.	Painting and decorating intervals:						
	Within three (3) months before the end of each Term and Further Term granted or at earlier Termination.						
15.	Public Risk Insurance:						
	\$20 million unless stated otherwise						
16.	Nature of Business and Permitted use:						
	The Permitted Use of the business is						
	Office Use, the Lessee is responsible for ensuring the Premises are suitable.		v 1				
47	Out-day By III I all I						
17.	Outgoings Payable by the Lessee:	TUELESCO					
		THE LESSOR AGREES TO PAY	THE LESSEE AGREES TO PAY				
, ,		(DENOTE WITH X)	(DENOTE WITH X)				
(a)	Water Drainage and Sewerage Rates		Х				
(b)	Local Authority Rates including fire services levy	×	Х				
(c)	Land Tax and MRIT		X				
(d)	Interest Charges on Outstanding Rates and Taxes		Х				
(e)	Water Consumed Beyond Allowance		Х				
(f)	Fire Services		Х				
(g)	Cleaning, Including Window and Rubbish Removal		X				
(h)	Grounds Repairs and Maintenance		X				
(i)	Building Repairs and Maintenance of a Non-Structural Nature		X				
(j)	Building Insurance		X				
(k)	Plate Glass Insurance		Х				
(1)	Public Liability Insurance (to a minimum of \$10 million).		Х				
(m)	Property Management Fees		Х				
(n)	Common Area, Lighting and Power		Х				
(o)	Security		Х				
(p)	Toilet Requisites		Х				
(q) (r)	Hot Water Systems Running and Repairs and Maintenance		X				
(s)	Electricity and Gas and Telephone Services Consumed in the leased Premises Air-conditioning Running and Repairs and Maintenance		X				
(t)	Escalator & Lift: Running and Repairs and Maintenance		X				
(u)	Strata Company Levy		X				
(v)	Pest Control		N/A				
(w)	Tenancy Cleaning		X				
(x)	Other		x				
(y)	Outo		X				
(1/							
18.	Security Bond: \$ 7,342.00		100				
10	Bank Guarantee amount \$						
19.							
20.	Special Clauses:						
Pleas	e see Annexure A marked Special Clauses.						
	·		7				
			1				

STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)







ACCEPTANCE	
SIGNED BY THE LESSOR OR THE LESSOR'S AGENT	SIGNED BY THE LESSOR OR THE LESSOR'S AGENT
(individual)	(individual)
ATE THE GOODALL SUPERANNUATION FUND	ATE THE GOODALL SUPERANNILIATION FUND
ROYCE LESLIE GOODALL	SIGNED by
(FULL NAME)	TRACEY KATHLEEN GOODALL
(POLE INAMIE)	(FULL NAME)
Docustigued by:	Docusioned by:
Signature	Signature
in the presence of:	in the presence of:
Dozuštajned by:	Docustigned by:
Signature of Witness	Signature of Witness
Zoe Dell'Agostino	Zoe Dell'Agostino
Full name of Witness	Print full name of Witness
22 Aquamarine Parade, KARNUP, WA 6176	22 Aquamarine Parade, KARNUP, WA 6176
Address of Witness	Address of Witness
ACCOUNTANT	ACCOUNTANT
(Corporation)	(Corporation)
Full Name of Corporation	Full Name of Corporation
ACN/ABN	ACN/ABN
EXECUTED BY THE LESSOR PURSUANT)	EXECUTED BY THE LESSOR PURSUANT)
TO ITS CONSTITUTION AND THE CORPORATIONS ACT))))	TO ITS CONSTITUTION AND THE CORPORATIONS ACT))
,	
Sole / Director	Director / Secretary
Full Name of Director	Full Name of Director / Secretary

STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)







SIGNED BY THE LESSEE	SIGNED BY THE LESSEE
(individual)	(individual)
SIGNED by	SIGNED by
(FULL NAME)	(FULL NAM
Signature	Signatu
n the presence of:	in the presence of:
,	*
Signature of Witness	Signature of Witne
Full name of Witness	Division Company
Fuil name or vvitness	Print full name of Witnes
. Address of Witness	Address of Witne
Occupation of Witness	Occupation of Witne
JARDIM CORPORATION PTY LTD ATF JARDIM TRUST 2 Full Name of Corporation	(Corporation) Full Name of Corporation
113 351 018 ACN/ABN	ACN/AB
4	
XECUTED BY THE LESSEE PURSUANT)	EXECUTED BY THE LESSEE PURSUANT
CO ITS CONSTITUTION AND THE CORPORATIONS ACT)	EXECUTED BY THE LESSEE PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT
20 M	
20 M	TO ITS CONSTITUTION AND THE CORPORATIONS ACT
O ITS CONSTITUTION AND THE CORPORATIONS ACT)))))	TO ITS CONSTITUTION AND THE CORPORATIONS ACT
O ITS CONSTITUTION AND THE CORPORATIONS ACT))))	TO ITS CONSTITUTION AND THE CORPORATIONS ACT
O ITS CONSTITUTION AND THE CORPORATIONS ACT)) Docusioned by: **Measure**	TO ITS CONSTITUTION AND THE CORPORATIONS ACT
TO ITS CONSTITUTION AND THE CORPORATIONS ACT)))) Docusioned by: Principle Of Manuel Jardian Sole / Director	TO ITS CONSTITUTION AND THE CORPORATIONS ACT SI Director / Secretar
O ITS CONSTITUTION AND THE CORPORATIONS ACT)) Docustioned by: **Manual Jundon **Sole / Director**	TO ITS CONSTITUTION AND THE CORPORATIONS ACT SI Director / Secretar
TO ITS CONSTITUTION AND THE CORPORATIONS ACT)))) Docusioned by: Principle Of Manuel Jardian Sole / Director	TO ITS CONSTITUTION AND THE CORPORATIONS ACT SI HE Director / Secretar
TO ITS CONSTITUTION AND THE CORPORATIONS ACT)))) Docusioned by: Principle Of Manuel Jardian Sole / Director	TO ITS CONSTITUTION AND THE CORPORATIONS ACT SI HE Director / Secretar
TO ITS CONSTITUTION AND THE CORPORATIONS ACT)))) Docustioned by: **Manual Outdoon **Totologoscologo **Sole / Director **MANUEL JARDIM** Full Name of Director	TO ITS CONSTITUTION AND THE CORPORATIONS ACT
TO ITS CONSTITUTION AND THE CORPORATIONS ACT)))) Docustioned by: **Manual Outdoon **Totologoscologo **Sole / Director **MANUEL JARDIM** Full Name of Director	TO ITS CONSTITUTION AND THE CORPORATIONS ACT SI Director / Secretar
TO ITS CONSTITUTION AND THE CORPORATIONS ACT)))) Docustioned by: **Manual Outdoon **Totologoscologo **Sole / Director **MANUEL JARDIM** Full Name of Director	TO ITS CONSTITUTION AND THE CORPORATIONS ACT SI HE Director / Secretar
TO ITS CONSTITUTION AND THE CORPORATIONS ACT)))) Docubligned by: **The second section** **Sole / Director** MANUEL JARDIM Full Name of Director*	TO ITS CONSTITUTION AND THE CORPORATIONS ACT SI Director / Secretar

STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)







SIGNED BY THE GUARANTOR (individual)	SIGNED BY THE GUARANTOR (individual)
SIGNED by	SIGNED by
ordinate by	SIGNED BY
(FULL NAME)	(FULL NAM
	,
Signature	Signatu
n the presence of:	in the presence of:
Signature of Witness	
Signature of Witness .	Signature of Witne
Full name of Witness	Print full name of Witnes
Address of Witness	Address of Witnes
Occupation of Witness	Occupation of Witnes
Corporation)	(Corporation)
	(corporation)
Full Name of Corporation	Full Name of Corporation
ACN/ABN	ACN/ABI
XECUTED BY THE GUARANTOR PURSUANT) 0 ITS CONSTITUTION AND THE CORPORATIONS ACT)))	EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT
Sole / Director	Director / Secretary

A true copy of this document has been received by each of the signatories hereto - together with a copy of the Real Estate Institute of Western Australia (Inc.) 2017 General Terms and Conditions of the Lease in the attached document.















COPYRIGHT

The copyright of this lease is the property of the Real Estate Institute of Western Australia (Inc) and neither the form nor any part of it may be used or reproduced by any method whatsoever or incorporated by reference or in any manner whatsoever in any other document without the consent of the Institute. 07/17