

Commercial Lease Agreement

This Lease agreement is made on 28 May 2020 by and between
Goodall Superannuation Fund ABN 14 076 925 836 (hereinafter "Landlord")

AND

Goodall Financial Services Pty Ltd ABN 20 107 103 266 (hereinafter "Tenant or Leaseholder").

In consideration for the shared promises and agreements contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

1. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following real business property:
88 Marine Terrace Fremantle WA 6160
2. The tenure of the Lease shall be for 12 months beginning 1 July 2022 and ending 30 June 2023, subject to a 24 month renewable option.
3. The Tenant shall pay to Landlord as rent \$660 including GST per week, payable in weekly installments.
4. This Lease is subject to all present or prospect mortgages affecting the property.
5. Tenant shall use and inhabit the building only as a commercial office (Tenant Rental Status) subject at all times to the approval of the Landlord.
6. The Tenant shall not make any amendments, additions or improvements to the building without the prior permission of the Landlord.
7. The leaseholder, at their own cost, shall equip the facilities for their own benefit subject to approval.
8. The leaseholder, at their own cost, shall provide the following:
Any leasehold maintenance improvements necessary for the ongoing occupancy of the premises.
9. Insurances and Expenses: The tenant agrees to fund all variable ongoing costs associated with the property, not limited to rates, insurances, land taxes, and any other expenses of occupancy such as electricity and routine repairs and maintenance, unless otherwise agreed.
10. The leaseholder shall not let or commit waste to the property.
11. The leaseholder shall meet the terms, policies, order codes and laws of all governmental establishments having authority over the property.
12. The Tenant shall not allow or engage in any activity that will affect an increase in the rate of insurance for the Building in which the property is not contained nor shall the leaseholder allow or commit any annoyance thereon.

13. The lessee shall not sublet or allocate the neither property nor consent to any other person or business to use or occupy the property without the earlier written approval of the Landlord, which permission may not be unduly withdrawn.

14. Rent reviews will occur annually in May or June of each year for adjustment in July of that year, as negotiated.

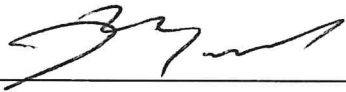
15. At the end of the period of this Lease, the lessee shall give in and deliver up the property in the same condition (subject to any additions, alterations or improvements, if any) as presently exists, realistic wear and tear expelled.

16. Upon evasion in any term or condition of this Lease, the owner shall have the right to embark on any or all other remedies allowable by Law.

17. This Lease shall be binding upon, and inure to the benefit of, the parties, their beneficiaries, successors, and assigns.

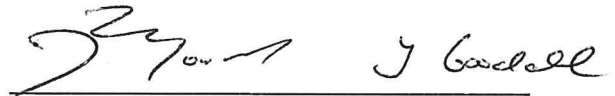
Signed on 1st day of July 2022

Goodall Financial Services Pty Ltd
Director



Tenant

R & T Goodall Trustee Goodall Superannuation Fund



Landlord