

3<sup>rd</sup> October 2019

**Woodleaf Pty Ltd ATF  
PO Box 6555  
Upper Mt. Gravatt QLD 4122**

**LEASE TO COORDINATED FITNESS PTY LTD ATF  
SHOP 2 / 601 LOGAN ROAD, GREENSLOPES**

Hi George,

Please Find attached:-

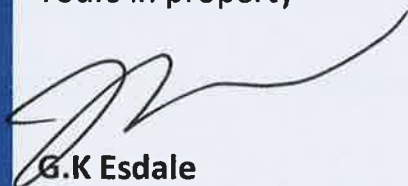
- 1.) Settlement Summary
- 2.) Tax Invoice
- 3.) Cheque for \$366.66

Deposited to your nominated bank account

We are pleased to have again assisted you in the leasing of your property.

Regards,

Yours in property



**G.K Esdale  
Principal**

3<sup>rd</sup> October 2019**Woodleaf Pty Ltd ATF**  
**PO Box 6555**  
**Upper Mt. Gravatt QLD 4122****LEASE TO COORDINATED FITNESS PTY LTD ATF**  
**SHOP 2 / 601 LOGAN ROAD, GREENSLOPES**

Hi George,

Please Find attached:-

- 1.) Settlement Summary
- 2.) Tax Invoice
- 3.) Cheque for \$366.66

Deposited to your nominated bank ac

We are pleased to have again assisted UPPER MOUNT G  
property.

Regards,


Yours in property

  
**G.K Esdale**  
**Principal**

CARD NO: DEPOSIT WITHOUT CARD

DATE	TIME	TERMINAL
23/10/19	12:55	4S45

CHEQUE DEPOSIT TO  
ACCOUNT NUMBER: 084-435 ... 9808  
DEPOSIT DESCRIPTION: BAL BOND 2/601

<b>Westpac</b> CREEK AND ELIZABETH STREETS Pay <u>Woodleaf Pty Ltd ATF</u> The sum of <u>three hundred &amp; sixty six and 66/100</u> ATF ESDALE FAMILY TRUST REAL ESTATE TRUST ACCOUNT	Westpac Banking Corporation 31/10/19 \$ 366-66 
*301320 *0340003* 29*0264*	
CHEQUE AMOUNT :	\$366.66
TOTAL CHEQUES DEPOSITED:	1
TOTAL CHEQUE AMOUNT :	\$366.66

© 2014 National Australia Bank Limited ABN 12 004 044 937  
AFSL and Australian Credit Licence 230686 60726A1221

3<sup>rd</sup> October 2019

## SETTLEMENT SUMMARY

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**LEASE TO COORDINATED FITNESS PTY LTD ATF**  
**SHOP 2 / 601 LOGAN ROAD, GREENSLOPES**

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DEPOSIT (A) RENT (2 MONTHS PLUS GST)	<u>\$9,166.66</u>
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LESS COMMISSION (INCLUDING GST)	<u>\$8,800.00</u>
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BALANCE	<u>\$366.66</u>
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DEPOSITED TO YOUR NOMINATED BANK ACCOUNT



3<sup>rd</sup> October 2019

## TAX INVOICE

WOODLEAF PTY LTD ATF  
MAHOGANY SUPER FUND  
PO Box 6555  
Upper Mt. Gravatt  
QLD 4122

Remcity Pty Ltd  
Ground Floor, 448 Ann Street  
BRISBANE CITY QLD 4000  
ABN 89 132 625 051

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**LEASE TO COORDINATED FITNESS PTY LTD ATF  
SHOP 2 / 601 LOGAN ROAD, GREENSLOPES**

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COMMISSION	\$8,000.00
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PLUS 10% GST	\$800.00
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<b>TOTAL INVOICE AMOUNT</b>	<b><u>\$8,800.00</u></b>
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**Re: Offer to Lease - Shop 2 / 601 Logan Road, Greenslopes****Woodleaf Pty Ltd**

Tue 27/08/2019 8:12 PM

To: Geoff Esdale &lt;ge@remax.com.au&gt;

Hi Geoff,

I refer to our conversations today 27.08.19 concerning the offer of Coordinated Fitness Pty Ltd dated 15.08.2019 and advise if amended, to include the following ,would receive favourable consideration :

- personal guarantees from the owners of 20 Agravain St
- original term of 5 years
- option term of 5 years
- rent review during original term of 4%

We await your advices as to the tenants response.

Regards

George Anthony [director] Woodleaf Pty Ltd

PO Box 6555, Upper Mt Gravatt Qld 4122

Email: [woodleafpl@hotmail.com](mailto:woodleafpl@hotmail.com)

Phone: 0434 109 344

**From:** Geoff Esdale <ge@remax.com.au>

**Sent:** Friday, 16 August 2019 3:58 PM

**To:** [woodleafpl@hotmail.com](mailto:woodleafpl@hotmail.com) <[woodleafpl@hotmail.com](mailto:woodleafpl@hotmail.com)>

**Subject:** Offer to Lease - Shop 2 / 601 Logan Road, Greenslopes

Hi George,

Please find attached Offer to Lease for your perusal.

Kindly contact me on 0408 787 082 to further discuss.

Regards

Yours In Property

Geoff Esdale

Principal

**RE/MAX City**

Ground Floor / 448 Ann Street, Brisbane City QLD 4000

Tel: 0408 787 082 | Fax: 07 3181 8890 | Mail: P.O. Box 821, New Farm QLD 4005 |

Website: [www.remaxcity.com.au](http://www.remaxcity.com.au)

**PLEASE NOTE:** If this email message is received by other than the named addressee(s), then the recipient is requested immediately to notify us and delete the email from the recipient's computer memory and to destroy all hard and other copies of it.



RE/MAX City

RE/MAX  
COMMERCIAL

carpet 170m<sup>2</sup> \$6500

**OFFER TO LEASE**  
**LEASE SCHEDULE MAJOR ITEMS**

LESSOR:

WOODLEAF PTY LTD

ADDRESS:

LESSORS  
SOLICITOR:

SELF ACTING

LESSEE:

COORDINATED FITNESS PTY LTD ACN 146 729 928 ATF T2B FAMILY TRUST

ADDRESS OR  
REGISTERED  
OFFICE:

20 AGRAVAIN STREET, CARINDALE 4152

DIRECTORS  
GUARANTEE:

Where Lessee is a company, Directors' and Shareholders' Guarantees are required and Directors' and Shareholders' names and addresses are to be supplied to the Lessor's Solicitor.

*20 Aggravain St Carindale*

DIRECTORS  
DETAILS:

TANYA ZOFIA BARNETT

20 AGRAVAIN STREET, CARINDALE 4152

LESSEES  
SOLICITOR:

DALEY LAW PRACTICE ATTN: PETER DALEY    [legal@daleylaw.com.au](mailto:legal@daleylaw.com.au)

12 VICTOR STREET, BANYO    07 3267 8066

**Geoff Esdale**

M: 0408 787 082

E: [ge@remax.com.au](mailto:ge@remax.com.au)

**Chris Esdale**

M: 0401 540 129

E: [ce@remax.com.au](mailto:ce@remax.com.au)

P: (07) 3181 8888

F: (07) 3181 8881

Office: Ground floor, 448 Ann St, Brisbane City 4000

Postal: PO Box 821, New Farm Q 4005



**PROPERTY  
ADDRESS:**

SHOP 2 / 601 LOGAN ROAD, GREENSLOPES

**PREMISES USE:**

EXERCISE PHYSIOLOGIST

**LEASED AREA:**

158 m2 (APPROX.)

**TERM:**

3 YEARS

**OPTION:**

1 X 3 YEARS

**COMMENCEMENT:**

1<sup>ST</sup> OCTOBER 2019

**RENT:**

\$ 50,000 PER ANNUM PLUS GST

**DEPOSIT:**

Deposit of two (2) Month's rent + GST shall be made payable to RE/MAX City which will be credited towards rent.

**RENT REVIEW:**

- A) RENT REVIEW DURING TERM - 3% 4
- B) UPON EXERCISE OF OPTION - MARKET
- C) DURING OPTION TERMS - 3%

**OUTGOINGS  
(Payable by Lessee)**

ELECTRICITY

**RULES AND  
REGULATIONS:**

Lease may contain schedule of rules and regulation for orderly and reasonable operation of property generally.

**Geoff Esdale**  
M: 0408 787 082  
E: [ge@remax.com.au](mailto:ge@remax.com.au)

**Chris Esdale**  
M: 0401 540 129  
E: [ce@remax.com.au](mailto:ce@remax.com.au)

P: (07) 3181 8888  
F: (07) 3181 8881  
Office: Ground floor, 448 Ann St, Brisbane City 4000  
Postal: PO Box 821, New Farm Q 4005

**SECURITY DEPOSIT  
(BOND):**

The Lessee to pay a Security Deposit equivalent to 3 months' rent + GST by way of Bank Guarantee or Cash Bond.

**SPECIAL CONDITIONS:**

1) LESSEE REQUESTS 3 MONTHS RENT FREE

2) LESSOR TO SUPPLY AND INSTALL VINYL SHEETING

We confirm our offer to lease the above premises and request that you submit this offer to the lessor for consideration. If accepted the relevant lease document will be prepared in the lessors standard lease form incorporating the major items contained in this offer.

SIGNED this 15<sup>TH</sup> day of AUGUST 2019

SIGNED TANYA ZOFIA BARNETT  
LESSEE

**Geoff Esdale**  
M: 0408 787 082  
E: [ge@remax.com.au](mailto:ge@remax.com.au)

**Chris Esdale**  
M: 0401 540 129  
E: [ce@remax.com.au](mailto:ce@remax.com.au)

P: (07) 3181 8888  
F: (07) 3181 8881  
Office: Ground floor, 448 Ann St, Brisbane City 4000  
Postal: PO Box 821, New Farm Q 4005



# MacDonnells

solicitors  
INCORPORATING LEES MARSHALL WARNICK

FILE NOTE

CLIENT: \_\_\_\_\_  
RE: \_\_\_\_\_  
FILE NO.: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_  
HOUR OF DAY: \_\_\_\_ am \_\_\_\_ pm  
OPERATIVE: \_\_\_\_\_

## WORK CODES: CHARGEABLE

Attendance	1	Telephone Call	7
Letter	2	Telephone Call (out)	8
Perusing	3	Memo	9
Research	4	Email	10
Drafting	5	Fax	11
Court Appearance	6	Settling	12

## WORK CODES: NON-CHARGEABLE

Admin	91
Cont. Legal Ed.	92
Client Dev.	93
Other	94
Precedents	95

$\textcircled{C} \$350 \times 156 = 54600 \text{ pa}$       4550 pcm  
 $\$360 \times 156 = 56160 \text{ pa}$       4680 pcm

$323.08 \times 156 = 50400 \text{ pa}$       4200 pcm  
 323.08      1000

Air Con      1600  
 (Cups) Changing      2000  
 Rates      6000  
 Ins      11200  
 Water/2 ped.      1500  
 Heating      1000

$18120 \div 316 = 57.34 \text{ pcm}$   
 $58800 \div 1217 = 48.31 \text{ pcm}$   
 $15120 \div 316 = 47.84 \text{ pcm}$

56160 + 50400 + 4550 + 4680 + 4200 + 1600 + 2000 + 6000 + 11200 + 1500 + 1000  
 = 140400

Contribution 6 mths. contribution  $(6 \times 4680 = 28080)$

Start Date: 1-9-19

Rent free: 3 mths.  $(3 \times 4680 = 14040)$

Bond/Bk Guarantee 3/6 mth      Rent Guarantee: (6 months of RAR)

Annual rent review: 4%

ACTION:   
 [Handwritten notes: *Check for inspection, laundry, etc.*]