

Re: Offer to Lease - Shop 2 / 601 Logan Road, Greenslopes**Woodleaf Pty Ltd**

Tue 27/08/2019 8:12 PM

To: Geoff Esdale <ge@remax.com.au>

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

Phone: 0434 109 344

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

Sent: Friday, 16 August 2019 3:58 PM

To: woodleafpl@hotmail.com <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

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 170m² \$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

12 VICTOR STREET, BANYO 07 3267 8066

Geoff Esdale

M: 0408 787 082

E: ge@remax.com.au

Chris Esdale

M: 0401 540 129

E: 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:

1ST 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

Chris Esdale

M: 0401 540 129

E: 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 15TH day of AUGUST 2019

SIGNED TANYA ZOFIA BARNETT
LESSEE

Geoff Esdale
M: 0408 787 082
E: ge@remax.com.au

Chris Esdale
M: 0401 540 129
E: 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

