

8th June 2020

**Woodleaf Pty Ltd ATF
Po Box 6555
Upper Mt Gravatt 4122**

**LEASE TO COORDINATED FITNESS
SHOP 3 / 601 LOGAN ROAD, GREENSLOPES**

Hi George,

Please Find attached:-

- 1.) Settlement Summary
- 2.) Tax Invoice

We have deposited the amount of \$7,040.00 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**

8th June 2020

SETTLEMENT SUMMARY

LEASE TO COORINDATED FITNESS PTY LTD ATF
SHOP 3 / 601 LOGAN ROAD, GREENSLOPES

DEPOSIT (A) RENT (2 MONTHS PLUS GST)	<u>\$4,400.00</u>
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PLUS (B) SECURITY DEPOSIT (3 MONTHS RENT PLUS GST)	<u>\$6,600.00</u>
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TOTAL	\$11,000.00
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LESS COMMISSION (INCLUDING GST)	<u>\$3,960.00</u>
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BALANCE	<u>\$7,040.00</u>
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DEPOSITED TO YOUR NOMINATED BANK ACCOUNT



8th June 2020

TAX INVOICE

Woodleaf Pty Ltd
PO Box 6555
Upper Mt Gravatt
QLD 4122

Remcity Pty Ltd
PO Box 821
New Farm QLD 4005
ABN 89 132 625 051

**LEASE TO COORDINATED FITNESS PTY LTD ATF
SHOP 3 / 601 LOGAN ROAD, GREENSLOPES**

COMMISSION	\$3,600.00
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PLUS 10% GST	\$360.00
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TOTAL INVOICE AMOUNT	<u>\$3,960.00</u>
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OFFER TO LEASE LEASE SCHEDULE MAJOR ITEMS

LESSOR: WOODLEAF PTY LTD ACN 010 901 372

ADDRESS: PO BOX 6555, UPPER MT GRAVATT 4122

LESSORS SOLICITOR: ANTHONY'S LAWYERS ATTN: PRUE MULHOLLAND 07 3343 5511

PO BOX 6250, UPPER MT GRAVATT 4122 prue@anthonylaw.com.au

LESSEE: CO-ORDINATED 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.

DIRECTORS DETAILS: TANYA ZOFIA BARNETT

20 AGRAVAIN STREET, CARINDALE 4152

PROPERTY ADDRESS: SHOP 3 / 601 LOGAN ROAD, GREENSLOPES

PREMISES USE: FITNESS – ALLIED HEALTH

LEASED AREA: 65 m2 (APPROX.)

TERM: 20TH SEPTEMBER 2024 (CO TERMINOUS EXPIRY DATE WITH SHOP 2 LEASE)

OPTION: 1 X 5 YEARS

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

COMMENCEMENT: 1ST JULY 2020

RENT: \$ 24,000 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 – 4% INCREASE ON 1ST OCTOBER EACH YEAR
B) UPON EXERCISE OF OPTION - MARKET
C) DURING OPTION TERMS - 4% INCREASE ON 1ST OCTOBER EACH YEAR

OUTGOINGS
(Payable by Lessee) ELECTRICITY

RULES AND REGULATIONS: Lease may contain schedule of rules and regulation for orderly and reasonable operation of property generally.

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:

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 19TH day of MAY 2020

SIGNED
LESSEE TANYA BARNETT

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

FOR LEASE : Shop 3 , 601 Logan Rd Greenslopes

Woodleaf Pty Ltd <woodleafpl@hotmail.com>

Sat 16/05/2020 7:28 PM

To: Sophia Anthony <sp_anthony@hotmail.com>

Bcc: Manoli Nicolas <mnicolas@jjhbrisbane.com.au>; Nick Zervos <nicks@cppropertyqld.com.au>; Jordan Brown (First National Commercial) <jordan.brown@metrofn.com.au>; oliver.gardiner@chasecommercial.com.au <oliver.gardiner@chasecommercial.com.au>; Ben Hackett <ben.hackett@eldersrealestate.com.au>; joseph@lion-corp.com.au <joseph@lion-corp.com.au>; Chris Esdale <ce@remax.com.au>; RE/MAX City <ge@remax.com.au>

4 attachments (5 MB)

ATT00001.txt; ATT00002.txt; IMG_6553.JPG; IMG_6552.JPG;

These premises form part of the Greenslopes Plaza located at the junction of Logan and Chatsworth Rd, Greenslopes. These roads are priority access routes carrying huge traffic flows. The location is serviced by the SE Motorway entry (Julietta St) and exit (Cornwall St) and Bus services. The Greenslopes Private Hospital and the Princess Alexandra Hospital are both in very close proximity. The current BCC Town Plan has allowed residential density in the area to steadily increase .Existing tenants include Qld Xray , Restore Function Physiotherapy (opens 01.06.20), Coordinated Fitness (exercise physiologist) and Hair Candy (hair extensions). Other blue ribbon tenancies include KFC and IGA located in the nearby Greenslopes Marketplace with several blue ribbon specialty stores.

The Greenslopes Plaza is approved for Health Care Services which has a high car parking requirement and will support medical or allied health,full range of retail [restaurant to gymnasium] ,professional or commercial office use.

The premises offers:

- complex carpark capacity of 60 cars
- 65m2 approx
- new toilet , kitchenette and refurbished interior
- new split air conditioning system
- ample signage options

The Lessor is seeking a long term tenant at a gross rental of \$30,000.00 + gst per annum supported by personal and bank guarantees.

The Lessor is negotiable and all reasonable offers should be submitted .

Regards

George Anthony (director) Woodleaf Pty Ltd as t/ee

PO Box 6555, Upper Mt Gravatt Qld 4122

Email: woodleafpl@hotmail.com

Phone: 0434 109 344

From: Woodleaf Pty Ltd <woodleafpl@hotmail.com>

Sent: Saturday, 16 May 2020 3:17 PM

To: Woodleaf Pty Ltd

Subject: Shop 3 , 601 Logan Rd Greenslopes