

# COMMERCIAL TENANCY AGREEMENT

(FIRST EDITION) revised ©Copyright

REIQ

## PARTIES

Landlord: L & G PAYNE INVESTMENT PROPERTIES PTY LTD  
ACN 010729263 ATF PAYNE FAMILY SUPERANNUATION FUND  
Tenant: PAYNE PRINT PTY LTD ACN 110479311

Date: 16 APRIL 2013

THIS AGREEMENT COMPRISES THE REFERENCE SCHEDULE  
AND COMMERCIAL TENANCY AGREEMENT CONDITIONS.

## INSTRUCTIONS TO COMPLETE

### Commercial Tenancy Agreement

#### DO NOT USE THIS DOCUMENT

- \* FOR RESIDENTIAL TENANCIES.
- \* FOR PREMISES COVERED BY THE *RETAIL SHOP LEASES ACT*.
- \* WHERE THE INITIAL TERM EXCEEDS 3 YEARS.
- \* WHERE REGISTRATION UNDER THE *LAND TITLE ACT* IS REQUIRED.

- If including an option to renew, the Tenant should be advised to seek legal advice about having the tenancy registered to protect its rights under the option.
- Where the initial term plus options exceeds 5 years and the premises form part of the Landlord's title, the tenancy may require approval as a subdivision and legal advice should be sought.
- Unless amended, this agreement provides for rent to be reviewed based on increases in the Consumer Price Index. It is not suitable for use where rent is to be reviewed to market or otherwise.
- The only outgoings recoverable in this agreement are local government rates, fire service levies, insurance, cleaning and garden maintenance. Unless amended, this agreement is not suitable for use where additional outgoings are to be paid by the Tenant.
- The Agreement **must be** submitted to the Office of State Revenue for stamping within **30 days of signing**.

#### Reference Schedule

Ensure that all items are completed.

**Item 1:** Full name/s of the owner/s of the property and their address. If the Landlord is a company, include ACN. *DO NOT use a business name.*

**Item 2:** Full name/s of the tenant. If the Tenant is a company, include its ACN. *DO NOT use a business name.*

**Item 3:** The Premises must be clearly identified e.g. "Suite 3, 45 John Street, Spring Hill" etc. If not able to be identified by name, a sketch plan must be attached to the Agreement and the address must be included at Item 3.

**Item 5:** Insert the period of the further tenancy, e.g. "6 months" or "1 year" or "not applicable".

**Item 7:** Insert the date on which the rent is to be adjusted by the CPI or "Not applicable".

**Item 8:** The permitted Use should be stated clearly and concisely.

**Item 9:** Insert the percentage of outgoings the Tenant is to pay, e.g. "25%" or "100%" or "Not applicable".

AGREEMENT made (date)..... 16 APRIL 2013 .....

**PARTIES** The person named in Item 1 of the Reference Schedule ("Landlord")  
**AND** The person named in Item 2 of the Reference Schedule ("Tenant")

**REFERENCE SCHEDULE**

Item 1 **Landlord** ..... L & G PAYNE INVESTMENT PROPERTIES PTY LTD ACN 010729  
263 ATF PAYNE FAMILY SUPERANNUATION FUND  
**Address** ..... 6 TURNER STREET  
MACKAY QLD 4740  
Ph: 0749574288 Fax: 0749572451

Item 2 **Tenant** ..... PAYNE PRINT PTY LTD ACN 110479311  
**Address** ..... 6 TURNER STREET  
MACKAY QLD 4740  
Ph: 0749574288 Fax: 0749572451

Item 3 **Premises** ..... A. 6 TURNER STREET, MACKAY  
B. 8 TURNER STREET, MACKAY  
.....  
(annex a plan if available)

Item 4 **Term** ..... : (1) periodic monthly tenancy; or  
(2) ..... 5 months/years commencing on 1 JULY 2012  
and ending on 30 JUNE 2017

Item 5 **Option for Further Term** ..... 5 + 5 YEARS

Item 6 **Rent** ..... \$ A. \$114882 per month/year (INC GST)  
B. \$96180

Item 7 **Annual Rent Review Dates** ..... 1 JULY EACH YEAR

Item 8 **Permitted Use** ..... PRINT SHOP

Item 9 **Percentage of Outgoings** ..... NIL

Item 10 **Deposit** ..... \$ NIL

Item 11 **Landlord's Agent** ..... N/A  
**Address** ..... N/A

SPECIAL CONDITIONS



EXECUTED as an agreement.

**EXECUTION BY LANDLORD**

THE COMMON SEAL of L & G PAYNE INVESTMENT PROPERTIES PTY LTD  
AS LANDLORD ACN 010729263 ATF PAYNE FAMILY SUPERANNUATION FUND  
was affixed in accordance with its articles  
of association in the presence of:

[Signature]  
Director/Secretary Director

LYNETTE GRACE LAWTON  
Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS)

OR

SIGNED by [Signature]  
AS LANDLORD  
in the presence of:

x [Signature]  
Signature of Witness

x LEW TAYLOR  
Name of Witness (BLOCK LETTERS)

x 16 SANDPIPER CT SLADE PT.  
Address of Witness

**EXECUTION BY TENANT**

THE COMMON SEAL of PAYNE PRINT PTY LTD ACN 110479311  
AS TENANT  
was affixed in accordance with its articles  
of association in the presence of:

x [Signature]  
Director/Secretary Director

LAWRENCE ROY PAYNE  
Name of Director/Secretary (BLOCK LETTERS) Name of Director (BLOCK LETTERS)

OR

SIGNED by [Signature]  
AS TENANT  
in the presence of:

x [Signature]  
Signature of Witness

x LEW TAYLOR  
Name of Witness (BLOCK LETTERS)

x 16 SANDPIPER COURT SLADE PT.  
Address of Witness