

Our ref: MS:ADH:2203984

Office Use Only
BN 23418

6 June 2022

TAX INVOICE

To: Spring Camellia Holdings Pty Ltd
By email: commercial@applecakes.net

RE: BREACH OF LEASE – 384 SOUTH STREET, TOOWOOMBA

Fees

Our professional fees for writing to you advising in relation to the situation, your options and providing our recommendations on how to proceed, and as quoted: \$410.00

Our professional fees for writing to the Seller and requesting the early release of the rental guarantee, negotiations with the Seller, formalising agreement for the early release of the funds, and as quoted: \$410.00

Our professional fees for correspondences with the Tenant, the Managing Agent, Mark Wynhoven and you in arranging for the Premises to be marketed, demanding payment by the Tenant within your requested timeframe, and all other correspondences and attendances incidental to this matter: \$820.00

GST

\$164.00

TOTAL \$1,804.00

With Compliments,



**SMITH & STANTON
LAWYERS**

1. Unless you advise otherwise, payment of this account will constitute your authority to destroy the file relating to this matter 6 years after it is completed. Documents held in safe custody (such as wills etc) will not be destroyed.
2. If you dispute our legal costs you may contact us to discuss your concerns, request an itemised bill, apply to have our cost agreement set aside, or apply for a cost assessment within 12 months of receiving this invoice.
3. In the event of any dispute arising, we reserve the right to change this and any prior or subsequent accounts and to replace them at any time with a fully itemised account.

TRUST ACCOUNT STATEMENT

Client: SPRING CAMELIA HOLDINGS PTY LTD

Matter: BREACH OF LEASE – 384 SOUTH STREET, TOOWOOMBA

Date of Issue: 6 June 2022

Date	Received or Paid	Details	CR	DR	BAL
03/06/22	From Wonderley & Hall Trust A/C	Rental guarantee	\$8,250.00		\$8,250.00
	To Smith & Stanton – trust to office t/fer <i>*pending cheque clearance</i>	Payment of invoice for notice to remedy breach dated 23 March 2022		\$1,162.33	\$7,087.67
	To Smith & Stanton – trust to office t/fer <i>*pending cheque clearance</i>	Payment of invoice for notice to remedy breach dated 5 May 2022		\$660.00	\$6,427.67
	To Smith & Stanton – trust to office t/fer <i>*pending cheque clearance</i>	Payment of invoice dated 06.06.2022		\$1,804.00	\$4,623.67
	To you <i>*pending cheque clearance</i>	Release of rental guarantee funds		\$4,623.67	\$0.00