

Elizabeth Meiklejohn

From: Mark Muller | Active Medical Supplies <Mark@activemedicalsupplies.com.au>
Sent: Tuesday, 16 March 2021 2:24 PM
To: Elizabeth Meiklejohn
Cc: Clyde Muller | Active Medical Supplies
Subject: FW: Lease of 23 Millenium Place Tingalpa
Attachments: Form 7 Lease to AMS 11.03.2021.pdf

Hello Liz.

Please find attached from Andrew.

See below
The lease definately says to increase to CPI on years 2 & 3
See Clause 3

Kind Regards,

Mark Muller | CFO

mark@activemedicalsupplies.com.au



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Active Medical Supplies has a commitment to protecting the environment by lowering our carbon footprint. We source and manufacture products made from recyclable components and world leading energy saving electronics. We are proud to own delivery vehicles and use sustainable materials for packaging to reduce local and national environmental damage.

From: Andrew Courtice <courtice@courticelegal.com.au>
Sent: Tuesday, 16 March 2021 1:44 PM
To: Mark Muller | Active Medical Supplies <Mark@activemedicalsupplies.com.au>
Cc: Clyde Muller | Active Medical Supplies <Clyde@activemedicalsupplies.com.au>
Subject: RE: Lease of 23 Millenium Place Tingalpa

Dear Mark and Clyde,

Assuming there were no amendments required to the Lease – I have put signing copies in the express post to you today.

Just let me know when you want me to come down and do the witnessing.

Regards,

Andrew Courtice
Managing Director



Address

24 Chester Street, Newstead Qld 4006
PO Box 8073, Woolloongabba Qld 4102

Telephone: 07 3251 7915

Facsimile: 07 3391 6185

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From: Andrew Courtice

Sent: Thursday, 11 March 2021 1:30 PM

To: Mark Muller | Active Medical Supplies <Mark@activemedicalsupplies.com.au>

Cc: Clyde Muller | Active Medical Supplies <Clyde@activemedicalsupplies.com.au>

Subject: Lease of 23 Millenium Place Tingalpa

Dear Mark and Clyde,

I **attach** a fresh Lease for 23 Millenium Place, Tingalpa.

You will see that there a number of parties that have to sign it and some of those parties have to have their signatures witnessed. Perhaps, we arrange a time to meet at your offices so that I can witness the signatures of Clyde, Amanda, Rowena and Lisa – execution by the directors of Marjan International Pty Ltd and Active Medical Supplies Pty Ltd don't have to be witnessed.

I'll express post signing copies of the Lease to you and or let me know when the particular individuals are available and I'll come and witness their signatures.

In relation to the Lease:

1. It commences on 3 July 2021;
2. It has a three year term;
3. There are two x three year options;
4. Annual rent for the First Year (i.e.) 3 July 2021 – 2 July 2024 is \$221,925.00 plus GST per annum or \$18,943.75 plus GST per annum. Rent for each of years two and three will be rent for the previous year increased by CPI;
5. Rent for the First Year of the 2 option periods are a market rent – either to be agreed between Landlord and Tenant or if agreement can't be reached by independent determination by a valuer. Rent for years two and three of any option period is rent for the previous year increased by CPI;
6. All Outgoings are payable by the Tenant;
7. Otherwise, the terms and conditions of the Lease are standard terms for a commercial Lease.

Let me know if you require any amendment – if not, I will post the signing copies to you and we can arrange for them to be signed.

Regards,

Andrew Courtice
Managing Director



COURTICE
LEGAL

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PO Box 8073, Woolloongabba Qld 4102

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