

# SUMMARY FOR COMMERCIAL LEASE

(UNIT 1) By (KARRADON PTY LTD)  
Leased

## LANDLORD DETAILS

Landlord Type SMSF  
SMSF Name METAL APPAREL SUPERANNUATIONFUND  
Company Name KARRADON PTY LTD  
ACN ACN 010 361 083  
Landlord Address UNIT 1/4 COMBARTON STREET, BRENDAL, QLD 4500 Australia

## TENANT DETAILS

### TENANT 1

Tenant Type Company  
Tenant Name KARRADON PTY LTD T/AS M.A.R.S  
Tenant ACN A.B.N 62 010 361 083  
Tenant Address UNIT4/4COMBARTON STREET, BRENDAL, QLD 4500 AUSTRALIA

## PREMISES DETAILS

Address Lot 1, SP 135158 Parish Warner, 4 COMBARTON STREET, BRENDAL QLD 4500 Australia  
Area (Square Meters) 168

## LEASE DETAILS

Start Date 1 July 2013  
Lease Period Fixed  
Finish Date 30/06/2016  
Rent \$1,240.00  
GST Amount is exclusive of GST  
Bond 0.00  
Review Market

Renewed for 3 yrs to 30/6/2019.

## RENEWAL DETAILS

Renewal of the Lease Yes  
Renewal Period 3 YEARS  
Renewal Terms One

## ALLOCATION TABLE OF RATES AND TAXES; OUTGOINGS AND OPERATING EXPENSES

RATES, TAXES, OUTGOINGS AND OPERATING EXPENSES	PAID BY	
	TENANT	LANDLORD
Water Drainage and Sewerage Rates	✓	
Local Authority Rates	✓	
Land Tax		✓

Interest Charges on Outstanding Rates and Taxes	✓	
Water Consumed Beyond Allowance	✓	
Fire Services	✓	
Cleaning, Including Window and Rubbish Removal	✓	
Ground Repairs and Maintenance		✓
Building Repairs and Maintenance of a Non-Structural Nature		✓
Building Insurance		✓
Plate Glass Insurance and Public Liability Insurance (minimum \$10,000,000)	✓	
Property Management Fees	✓	
Common Area Lighting and Power	✓	
Security	✓	
Toilet Requisites	✓	
Hot Water Systems Running and Repairs and Maintenance		✓
Electricity and Gas and Telephone Services Consumed in the premises	✓	
Air-conditioning Running and Repairs and Maintenance	✓	
Lift Running and Repairs and Maintenance		✓
Strata Company Levy		✓

## Instructions

Congratulations on building your Commercial Lease.

1. As the Landlord please read the Commercial Lease to ensure it reflects your wishes. When you are satisfied print off 2 copies and hand them to the tenant to sign.
2. The tenant is advised to seek legal advice before they sign the Commercial Lease. Whether they do or not is up to them. (Hand the tenant this cover sheet so that you have evidence that the tenant was afforded the opportunity to seek legal advice.) It is best to get the tenant to sign the Commercial Lease BEFORE they take possession of the premises.
3. The tenant will return to you both signed copies of the Commercial Lease. You now sign the Commercial Lease.
4. State Duty: In some states you need to have the Commercial Lease stamped. Please check with your local office of State Revenue:

i. **ACT Revenue Office**

[www.revenue.act.gov.au](http://www.revenue.act.gov.au)

ii. **NSW Office of State Revenue**

[www.osr.nsw.gov.au](http://www.osr.nsw.gov.au)

iii. **Territory Revenue Office - Northern Territory Treasury**

[www.nt.gov.au/ntt/revenue/index.shtml](http://www.nt.gov.au/ntt/revenue/index.shtml)

[www.revenue.nt.gov.au/index.shtml](http://www.revenue.nt.gov.au/index.shtml)

iv. **Queensland Office of State Revenue**

[www.osr.qld.gov.au](http://www.osr.qld.gov.au)

v. **RevenueSA**

[www.treasury.sa.gov.au](http://www.treasury.sa.gov.au)

vi. **Tasmanian State Revenue Office**

[www.sro.tas.gov.au](http://www.sro.tas.gov.au)

vii. **Victorian State Revenue Office**

[www.sro.vic.gov.au](http://www.sro.vic.gov.au)

viii. **Western Australia State Revenue - Department of Finance**

[www.finance.wa.gov.au](http://www.finance.wa.gov.au)

5. Congratulations your Commercial Lease is now complete.

**The author of this document is the law practice Civic Legal.**



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## Commercial Lease Agreement

Between

KARRADON PTY LTD (ACN010 361 083)  
("LandLord")

and

KARRADON PTY LTD T/AS M.A.R.S (A.B.N 62 010 361 083)  
("Tenant")

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CIVIC LEGAL

This **COMMERCIAL LEASE** is made

**BETWEEN**

KARRADON PTY LTD (ACN010 361 083) as Trustee for METAL APPAREL SUPERANNUATIONFUND of UNIT 1/4 COMBARTON STREET, BRENDAL, QLD 4500 Australia ("**Landlord**")

**AND**

KARRADON PTY LTD T/AS M.A.R.S (A.B.N 62 010 361 083) of UNIT4/4COMBARTON STREET, BRENDAL, QLD 4500 AUSTRALIA ("**Tenant**")

**IT IS AGREED** as follows

In consideration of:

- A. the payment of the Rent; and
- B. the covenants on the part of the Tenant; and
- C. the agreements, conditions and provisions in this Lease,

the Landlord, being registered or entitled to be registered as the proprietor of an estate in fee simple in the Land LEASES to the Tenant:

- D. the premises including all of the Landlord's Fixtures, fittings and appurtenances on the premises and the chattels as seen at inspection ("**Leased Premises**"); and
- E. together with the right of the Tenant, its agents, servants, employees and customers in common with the Landlord's other tenants to use the Common Areas (if any),

TO BE HELD by the Tenant at the Rent and for the Term and subject to the following terms, covenants and conditions:

**PART A – DEFINITIONS AND INTERPRETATION**

**1. DEFINITIONS**

These definitions apply unless they are inconsistent with the context:

"**Allocation Table**" means the table of Rates and Taxes, Outgoings and Operating Expenses below:

Allocation Table of Rates and Taxes, Outgoings and Operating Expenses		
Rates, Taxes, Outgoings and Operating Expenses	Paid by	
	Tenant	Landlord
Water Drainage and Sewerage Rates	✓	
Local Authority Rates	✓	
Land Tax		✓