

(UNIT 4)
DRAFT ONLY
 (CONTRACT OF SALE)
 ITEMS SCHEDULE

NOTE 1

A Contract Date: The 24 day of NOVEMBER 2015
 SOLD WITHOUT THE INTERVENTION OF AN AGENT

B Vendor's Agent:
 Address:
 A.B.N. No:
 Licence No:

C Vendor/s: DAMIEN ZANE PAPPIN & GRETTA JANINE PAPPIN
 Email Address:
 Facsimile:
 Phone:
 Address: KARRADON PTY LTD A.C.N. 010361063 at METAL APPAREL
SUPERANNUATION FUND
4/4 COMBARTON STREET BRENDAL 4500 3 Belah Court.
ALBANY Creek Qld.
4035
 A.B.N. No:
 Email Address:
 Facsimile:
 Phone:

D Vendor's Solicitor:
 Address:
 A.B.N. No:
 Email Address:
 Facsimile:
 Phone: (UNIT 4)

E Purchaser/s: Rovri DG PAPPIN PROPERTIES PTY LTD A.C.N. 168 135 902 at ONE
FOUR COMBARTON TRUST
 Address: 3 BELAH COURT ALBANY CREEK 4035
 A.B.N. No:
 Email Address:
 Facsimile:
 Phone:

F Purchaser's Solicitor: HOY & MCGORMACK CHARTERED ACCOUNTANTS
 Address: PO BOX 104 CURRUMBIN
 A.B.N. No:
 Email Address: office@hoymack.com
 Facsimile: 0755981106 Phone: 0755981106

G Stakeholder: HOY & MCGORMACK SOLICITORS
 Phone:

H PARTICULARS OF LAND SOLD:
 Address: 4/4 COMBARTON STREET, BRENDAL 4500
 Present Use (if any): COMMERCIAL
 Description: LOT 4 ON SP 135158 ✓
 County: WARNER ✓ Parish: STANLEY ✓
 Title Reference: 50331016
 Area: 203sqm (more or less) ✓
 Type of Holding: FREEHOLD ✓ Lease No:
 Local Government: Pine Rivers ✓

I IMPROVEMENTS INCLUDED IN SALE:
 Nature of Buildings: COMMERCIAL WAREHOUSE & OFFICE SPACE
 Unless excluded below the Purchase Price includes all partitions, stoves, hot water systems, wall-to-wall floor coverings, drapes and tracks, blinds, light fittings, clothes lines, hoists, fixed television or satellite antennae or dishes, in-ground shrubs and all fixtures as inspected by the Purchaser.
 Exclusions:

CLAUSE 1.1(y)

NOTE 2 (SEE WARNING)

NOTE 3

NOTE 4

(DRAFT ONLY)

ITEMS SCHEDULE

J OTHER CHATTELS INCLUDED IN SALE:
(Attach inventory if insufficient space)

K THE LAND IS SOLD AS: **Freehold** (subject to the reservations exceptions and conditions in the deed of grant)
(Cross out that which does not apply) **Leasehold** (subject to the conditions of the Crown leasehold title)

L ENCUMBRANCES: (If the Property is sold free from Encumbrances, insert "Nil". If the Property is sold subject to Encumbrances they must be specifically described in this Item.)

NOTE 5 **M LEASES AND SERVICE CONTRACTS:** See Lease Schedule and Service Contract Schedule

N PURCHASE PRICE: \$ ~~250,000.00~~ \$ 250,000

CLAUSE 3 **O DEPOSIT:** \$ NIL

CLAUSE 11 & NOTE 6 **P DEFAULT INTEREST:** % simple interest per annum.

CLAUSE 25.3 **Q DATE FOR COMPLETION:** The ~~10th~~ ? day of ~~March~~ 2014
month year

CLAUSE 25.1 & 25.2 **R CITY OR TOWN FOR COMPLETION:** ~~GOLD COAST~~ Brisbane
FINANCE

SUBJECT TO FINANCE:

IF THIS CONTRACT IS SUBJECT TO FINANCE THEN ITEMS S, T AND U MUST BE COMPLETED IN EVERY RESPECT AND ITEM V MUST BE DELETED AND INITIALLED.

NOT SUBJECT TO FINANCE:

IF THIS CONTRACT IS NOT TO BE SUBJECT TO FINANCE THEN ITEMS S, T AND U MUST BE DELETED AND INITIALLED AND ITEM V SHALL APPLY.

NOTE 7
CLAUSE 31

S LENDER OR CLASS OF LENDER:

T THE APPROVAL DATE: The ~~3rd~~ day of ~~March~~ 2014
month year

U AMOUNT OF LOAN: \$ ~~95,000.00~~ \$ 200,000

V THIS CONTRACT IS NOT SUBJECT TO FINANCE AND CLAUSE 31 OF THE STANDARD COMMERCIAL CONDITIONS DOES NOT APPLY.

SUMMARY FOR COMMERCIAL LEASE

LANDLORD DETAILS

Landlord Type Other (Human or Corporate acting as a Landlord)
Landlord 1 Damien Zane Pappin
Landlord 2 Gretta Janine Pappin
Landlord Address 3 Belah Court, Albany Creek, Queensland 4035 Australia

TENANT DETAILS

TENANT 1

Tenant Type Company
Tenant Name Karradon Pty Ltd
Tenant ACN ABN 62 010 361 083
Tenant Address Unit 4/4 Combarton Street, Brendale, QLD 4500 Australia

PREMISES DETAILS

Address Unit 4, 4 Combarton Street, Brendale Queensland 4500 Australia
Area (Square Meters) 203

LEASE DETAILS

Start Date 1 November 2015
Lease Period Fixed
Finish Date 31 October 2018
Monthly Rent \$2,700.00
GST Amount is inclusive of GST
Bond 0.00
Review Market and Inflation which ever is higher

RENEWAL DETAILS

Renewal of the Lease No

COPY of CURRENT LEASE TO
BE ASSIGNED ON SALE OF UNIT 4



* 3YR LEASE From 1/11/2015 to 31/10/2018 *

Commercial Lease Agreement

Between

Damien Zane Pappin and Gretta Janine Pappin
("LandLord")

and

Karradon Pty Ltd (ABN 62 010 361 083)
("Tenant")



This **COMMERCIAL LEASE** is made

BETWEEN

Damien Zane Pappin and Gretta Janine Pappin of 3 Belah Court, Albany Creek, Queensland 4035 Australia ("**Landlord**")

AND

Karradon Pty Ltd (ABN 62 010 361 083) of Unit 4/4 Combarton Street, Brendale, QLD 4500 Australia ("**Tenant**")

IT IS AGREED:

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 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 following table of Rates and Taxes, Outgoings and Operating Expenses:

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 Leased Premises	✓	
Air-conditioning Running and Repairs and Maintenance	✓	
Lift Running and Repairs and Maintenance	✓	
Strata Company Levy		✓

"Authorised Person" means

- i. an agent, employee, licensee, contractor or invitee of the Tenant;
- ii. any person visiting the Leased Premises with the express or implied consent of any person referred to in paragraph i. of this definition; and
- iii. any person claiming under or through the Tenant;

"Building" is the premises within which the Leased Premises are located. It includes any land and improvements used with them or added to them;

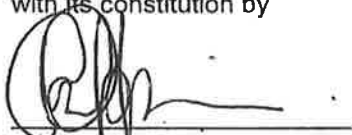
"Business Day" means a day other than a Saturday, Sunday or State public holiday in

Signed as an Agreement:

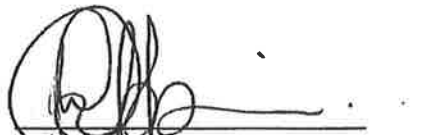
Dated on 1st day of November 2015

Tenant 1

Executed by Karradon Pty Ltd (ABN 62 010 361 083) in accordance with s127 of the Corporations Act 2001 (Cth) or in accordance with its constitution by


1st Director's signature

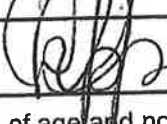
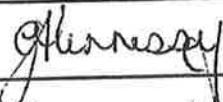
Damien Pappin
1st Director's name
(please print)

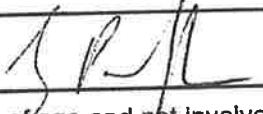
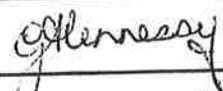

~~2nd Director's / Company Secretary's~~
signature
(if applicable)

Damien Pappin
~~2nd Director's / Company Secretary's~~
name
(please print)

and if only one person has signed, that person states that he/she is the sole director and sole secretary of the company.

Landlord(s)

SIGNED by Damien Zane Pappin	<input checked="" type="checkbox"/> 
in front of the person below being over 18 years of age and not involved with the contents of this document or related to any of the parties to this document	
Witness signature:	<input checked="" type="checkbox"/> 
Witness name: (please print)	<input checked="" type="checkbox"/> GERALYN HENNESSY
Witness address:	<input checked="" type="checkbox"/> 5 ULMARRA CRT, STRATHPINE QLD 4500
Witness occupation:	<input checked="" type="checkbox"/> SALES/ADMINISTRATION

SIGNED by Gretta Janine Pappin	<input checked="" type="checkbox"/> 
in front of the person below being over 18 years of age and not involved with the contents of this document or related to any of the parties to this document	
Witness signature:	<input checked="" type="checkbox"/> 
Witness name: (please print)	<input checked="" type="checkbox"/> GERALYN HENNESSY
Witness address:	<input checked="" type="checkbox"/> 5 ULMARRA CRT, STRATHPINE QLD 4500
Witness occupation:	<input checked="" type="checkbox"/> SALES/ADMINISTRATION

Form: 05M
Release: 4-0

MORTGAGE
New South Wales
Real Property Act 1900

Leave this space clear. Affix additional pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

4 (UHI 14) (DRAFT ONLY)

✓ (A) **TORRENS TITLE**

Lot 2, SP: 135158, County: Warner, Parish: Stanley

(B) **LODGED BY**

Document
Collection
Box

Name, Address or DX, Telephone, and Customer Account Number if any

CODE

Reference:

M

✓ (C) **MORTGAGOR**

DG PAPPIN PROPERTIES PTY LTD (A.C.N. 168 135 902)

mortgages to the mortgagee all the mortgagor's estate and interest in the abovementioned land and covenants with the mortgagee that the provisions set out in the annexure and/or memorandum specified below are incorporated in this mortgage:

(D)

• annexure "A" hereto

• memorandum No.

filed pursuant to section 80A Real Property Act 1900

(E)

Encumbrances (if applicable):

(F) **MORTGAGEE**

DAMIEN ZANE PAPPIN AND GRETTA JANINE PAPPIN

(G)

DATE

✓ (H) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: DG PAPPIN PROPERTIES PTY LTD (A.C.N. 168 135 902)

Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

Office held: DAMIEN ZANE PAPPIN
Director

Name of authorised person:

Office held: GRETTA JANINE PAPPIN
Director

I certify I am an eligible witness and that the mortgagee signed this dealing in my presence. [See note* below]

Certified correct for the purposes of the Real Property Act 1900 by the mortgagee.

Signature of witness:

Signature of mortgagee:

Name of witness:

Address of witness:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

JR.1/4Comb4/4Comb11/4Pinac

4 December 2014

Mr Damien Pappin
MARS Safety
4/4 Combarton St
BRENDALE QLD 4500



Industrial & Commercial
Real Estate Agents & Auctioneer

P O Box 1046, Coorparoo DC 4151.

99 Annerley Rd., Woolloongabba,
Brisbane, Queensland 4102

PHONE (07) 3844 3222
FAX (07) 3844 9888
EMAIL kingco@kingco.com.au
www.kingco.com.au

Dear Damien

Property Appraisal

Address: 1/4 Combarton Street, Brendale QLD 4500
4/4 Combarton Street, Brendale QLD 4500
11/4 Pinacle Street, Brendale QLD 4500

Registered Owners: Karradon Pty Ltd (1/4 Combarton)
Damien Zane Pappin and Gretta Janine Pappin (4/4 Combarton)
Karradon Pty Ltd (11/4 Pinacle)

Appraisal Prepared For: Damien Pappin

Last Sale: \$261,250 (Feb 07 - 1/4 Combarton)
\$165,000 (Sep 04 - 4/4 Combarton)
\$275,000 (Aug 10 - 11/4 Pinacle)

Executive Summary

Based on available market information as laid out in this presentation, the following realistic selling ranges may be achieved providing the marketing is professionally undertaken:

1/4 Combarton Street	\$250,000 - \$270,000 (\$1,602 - \$1,731/m ²) 168 g.
4/4 Combarton Street	\$250,000 - \$270,000 (\$1,592 - \$1,720/m ²) 172 g.m
11/4 Pinacle Street	\$245,000 - \$265,000 (\$1,571 - \$1,699/m ²)

Should you wish to sell your properties, we would be delighted to provide you with a detailed marketing proposal designed to maximise your selling price in the shortest possible time.

Yours sincerely

Jon Roase
Sales & Leasing Negotiator

King & Co Property Consultants Pty Ltd - A.C.N. 120 411 118 ABN 20 120 411 118



www.kingco.com.au

HOY & McCORMACK

Solicitors

Principal:

SAMANTHA MOLONEY

Consultants:

JACQUELINE McCORMACK

KIERAN McCORMACK

A.B.N. 61 137 376 644

Postal Address:

P.O. Box 104

CURRUMBIN QLD 4223

Street Address:

Suite 3, 28 Palm Beach Avenue

(Corner Cypress Terrace & Palm Beach Avenue)

PALM BEACH GOLD COAST QLD, 4221

Contact numbers:

Telephone: (07)55 98 1166

Facsimile: (07)55 98 1916

E Mail: office@hoymack.com

TAX INVOICE

ABN: 61 137 376 644

Mr DZ and Mrs GJ Pappin
3 Belah Court
Albany Creek QLD 4035

Our Ref: SMC:1506058

Your Ref:

Bill Re: 10554

9 December 2015

RE: Sale to DG Pappin Properties Pty Ltd
4/4 Combarton St, Brendale QLD 4500

Professional Fees (Subject to GST)

\$ 750.00

Disbursements

QLD: Title Search - 4SP135158

20.48 *

Stamp Duty on \$250,000.00

7,175.00

Registration Fees - Mortgage

169.00

Registration Fees - Transfer

393.00

\$ 7,757.48

Goods & Services Tax *

\$8,507.48

77.05

TOTAL AMOUNT DUE AND OWING

\$ 8,584.53

With our compliments

Hoy & McCormack

Per:

E & OE.

Online Banking

BSB: 124 036

A/C: 21496593

Please use reference: Pappin

PLEASE NOTE: THIS ACCOUNT IS PAYABLE ON RECEIPT

Liability limited by a scheme approved under professional standards legislation.

HOY & McCORMACK

Solicitors

Principal:
SAMANTHA MOLONEY

Consultant:
KIERAN McCORMACK

Associate:
SONYA BROWN

A.B.N. 61 137 376 644

Postal Address:
P.O. Box 104
CURRUMBIN QLD 4223

Street Address:
Suite 3, 28 Palm Beach Avenue
(Corner Cypress Terrace & Palm Beach Avenue)
PALM BEACH GOLD COAST QLD, 4221

Contact numbers:
Telephone: (07)55 98 1166
Facsimile: (07)55 98 1916
E Mail: office@hoymack.com

TAX INVOICE

Mr DZ and Mrs GJ Pappin
3 Belah Court
Albany Creek QLD 4035

RE: Sale to DG Pappin Properties Pty Ltd
4/4 Combarton St, Brendale QLD 4500

Disbursements

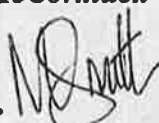
REGISTRATION FEES RELEASE OF
MORTGAGE
TOTAL AMOUNT DUE AND OWING

169.00

\$ 169.00

With our compliments
Hoy & McCormack

Per:
E & OE.



We advise our account details are:

Hoy & McCormack Solicitors
Bank of Queensland
BSB: 124-036
Acc: 2155583
Reference: 1506058

ABN: 61 137 376 644

Our Ref: SMC:1506058

Your Ref:

Bill Re: 10819

18 March 2016

PLEASE NOTE: THIS ACCOUNT IS PAYABLE ON RECEIPT

Liability limited by a scheme approved under professional standards legislation.

REGISTRATION CONFIRMATION STATEMENT

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Title Reference : 50331019

This is the current status of the title as at 06:50 on 10/03/2016

REGISTERED OWNER

Dealing No: 717099388 29/02/2016

DG PAPPIN PROPERTIES PTY LTD A.C.N. 168 135 902
TRUSTEE
UNDER INSTRUMENT NO. 717099388

ESTATE AND LAND

Estate in Fee Simple

LOT 4 SURVEY PLAN 135158
Local Government: MORETON BAY
COMMUNITY MANAGEMENT STATEMENT 28630

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10034240 (POR 120)
2. MORTGAGE No 717099394 29/02/2016 at 15:03
DAMIEN ZANE PAPPIN
GRETTA JANINE PAPPIN JOINT TENANTS

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED
717099388 TFR TO TTEE
717099394 MORTGAGE

Caution - Charges do not necessarily appear in order of priority

**** End of Confirmation Statement ****

EV Dann
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 3774134
Office: GOLD COAST
Email: office@hoymack.com
HOY & MCCORMACK SOLICITORS
PO BOX 345
PALM BEACH QLD 4221