

EPITOME OF LEASE (Updated)

LESSOR'S NAME: Orford Super Fund & The Trustee for Toowoomba Property Investments (TPI Orford Partnership) ABN 13 377 963 158

LESSEE'S NAME: R J Sanderson Pty Ltd atf Sanderson Family Trust t/as Executive Distributors
ABN 27 149 676 941 hereafter referred to as Executive Distributors unrelated

WHOLE AREA OF BUILDING: 1077m² (approx)

EXECUTIVE DISTRIBUTORS DEMISED AREA: 1007m² (approx)

DEMISED AREA OF OTHER TENANTS: 70m² (approx) Includes 10m² (approx) of warehouse space or say 6 pallet spaces as and when required.

ADDRESS OF PREMISES: 14-16 Croft Crescent, Harristown, QLD 4350

DURATION OF LEASE: Extended as from 1/4/19, a further 3 years + 3 year option + 3 year option

DATE OF COMMENCEMENT OF LEASE: 1st April 2010 Rent increased to include

ANNUAL RENTAL – EXECUTIVE DISTRIBUTORS: \$102,000 + GST (\$8500 + GST per month)

Includes 0.9% CPI increase on previous rate + \$4620 + GST for addition of solar system.
solar panels

DATE OF NEXT PAYMENT: 30 April 2021, thereafter by the last day of each month

OPTION PERIOD: A further 3 year period commencing 1st April 2019

Rent including solar system rent to be adjusted annually based on Australian CPI increases or as otherwise agreed. (All groups CPI over 12 month period to the last December quarter)

OUTGOINGS: (To be paid by lessees)

- **Council rates:** Executive Distributors 93.2% x rates amount, balance payable by other occupants
- **Water Rates:** Same as council rates, unless otherwise negotiated.
- **Electricity:** Executive Distributors 93.2% of electricity account – balance payable by other occupants

EOL dated 1st April 2010, 1st April 2011 and 1st April 2013, April 2014, April 2017, April 2019

- **Building Insurance:** Building to be insured for fire etc. and lessees to share cost.
- **Public Liability:** Lessees to hold their own Public Liability policies. Lessor also to have a property owner's public liability policy.

OTHER OUTGOINGS: (to be paid by Lessor)

- **Land Tax:** Lessor to be responsible to pay land tax.
- **Annual Water Backflow Testing:** As required by TRC.
- **Ground Maintenance:** Lessor will pay charge for the current 1 year period.

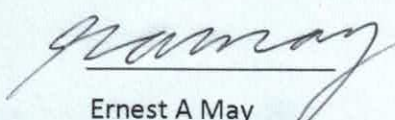
OFFICE FIT OUT: Lessee's responsibility.

OH & S: To be coordinated between lessees and lessor. Any concerns are to be promptly expressed.

USE OF VACANT LAND: This yard space can be used for storage purposes at no charge to lessees. If this space is to be used for any other purpose, the lessee is to advise the lessor. OH & S, insurance and Harristown Master Plan are to be conformed to at all times.

OPTION TO PURCHASE PROPERTY: Terms and formula to be defined.

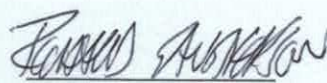
SIGNED


Ernest A May

1/4/2021
Date


Gordon S May

1/4/2021
Date


Richard J Sanderson

1/4/21
Date