

## **EPITOME OF LEASE (Updated)**

**LESSOR'S NAME:** E.A., L.E., G.S. & E.E. MAY atf Orford Superannuation Fund ABN 26 410 806 821

**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

**WHOLE AREA OF BUILDING:** 1077m<sup>2</sup> (approx)

**EXECUTIVE DISTRIBUTORS DEMISED AREA:** 1007m<sup>2</sup> (approx)

**DEMISED AREA OF OTHER TENANTS:** 70m<sup>2</sup> (approx) Includes 10m<sup>2</sup> (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:** 3 years + 3 year option + 3 year option

**DATE OF COMMENCEMENT OF ORIGINAL LEASE:** 1<sup>st</sup> April 2010

**ANNUAL RENTAL FROM 1 APRIL 2014 – EXECUTIVE DISTRIBUTORS:** \$91,026 + GST (\$7,585.48 +  
GST per month)

**DATE OF NEXT PAYMENT:** 30<sup>th</sup> April 2014, thereafter by the last day of each month

**OPTION PERIOD:** 3 years + 3 years

Rent to be adjusted annually based on Australian CPI increases or as otherwise agreed.

**OUTGOINGS:** (To be paid by lessees)

- **Council rates:** Executive Distributors 93.2% x rates amount
- **Water Rates:** Same as council rates, unless otherwise negotiated.
- **Electricity:** Tenants' sections are metered separately.
- **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 for the current 1 year period.
- **Annual Water Backflow Testing:** As required by TRC.
- **Grounds Maintenance:** Lessor will pay monthly charge for the current 1 year period.

**OFFICE FIT OUT:** Lessee's responsibility.

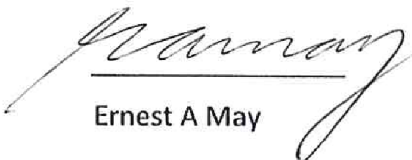
**WH & S:** To be coordinated between lessees and lessor. Any concerns are to be promptly expressed.


**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.

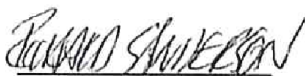
WH & S requirements, insurance and Harristown Master Plan are to be conformed to at all times.

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

SIGNED

  
Ernest A May  
Date 9.10.14

  
Gordon S May  
Date 9.10.14

  
Richard J Sanderson  
Date 9.10.14