

THE DE MARCO SF

Transactions: 69 Bristol Street, Kedron - THE DE MARCO SUPERANNUATION FUND

Date Range: 01/07/2020 to 30/06/2021

Please note that Period Update has not been run to the end date of this report. As a result, the figures shown in the report may not be accurate.

69 Bristol Street, Kedron

	Date	Narrative	Debit	Credit	Balance	Quantity
69 Bristol Street, Kedron	01/07/2020	Opening Balance	\$ 0.00	\$ 0.00	0.00 Cr	
	22/07/2020	Rent	\$ 6,867.10	\$ 6,867.10	6,867.10 Cr	
	19/08/2020	Rent	\$ 6,867.10	\$ 13,734.20	13,734.20 Cr	
	23/09/2020	Rent	\$ 6,867.10	\$ 20,601.30	20,601.30 Cr	
	21/10/2020	Rent	\$ 6,867.10	\$ 27,468.40	27,468.40 Cr	
	18/11/2020	Profile Build Gr Profile Build Grou	\$ 6,867.10	\$ 34,335.50	34,335.50 Cr	$\$6,867.10 * 8 = \$54,936.80$ ✓
	23/12/2020	Profile Build Gr Profile Build Grou	\$ 6,867.10	\$ 41,202.60	41,202.60 Cr	
	20/01/2021	Profile Build Gr Profile Build Grou	\$ 6,867.10	\$ 48,069.70	48,069.70 Cr	
	10/02/2021	Profile Build Gr Profile Build Grou	\$ 6,867.10	\$ 54,936.80	54,936.80 Cr	Rent increased by 3% (Pg.3) ✓
	18/03/2021	Profile Build Gr Profile Build Grou	\$ 7,073.11	\$ 62,009.91	62,009.91 Cr	
	14/04/2021	Profile Build Gr Profile Build Grou	\$ 7,073.11	\$ 69,083.02	69,083.02 Cr	
	12/05/2021	Profile Build Gr Profile Build Grou	\$ 7,073.11	\$ 76,156.13	76,156.13 Cr	$\$7,073.11 * 4 = \$28,292.44$ ✓
	16/06/2021	Profile Build Gr Profile Build Grou	\$ 7,073.11	\$ 83,229.24	83,229.24 Cr	
Total 69 Bristol Street, Kedron		\$	0.00	\$ 83,229.24	\$ 83,229.24 Cr	✓
Total 69 Bristol Street, Kedron		\$	0.00	\$ 83,229.24	\$ 83,229.24 Cr	

Dealing Number

Elizabeth Meiklejohn



OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in DERM see the department's website.

1. Lessor	Lodger (Name, address, E-mail & phone number)	Lodger Code
NICKOLAS DE MARCO & OLGA DE MARCO AS TRUSTEE FOR THE DE MARCO SUPERANNUATION FUND		

2. Lot on Plan Description	Title Reference
LOTS 1 & 2 ON RP 63172	15619044

3. Lessee	Given names	Surname/Company name and number (include tenancy if more than one)
		PROFILE BUILD GROUP PTY LTD AS TRUSTEE FOR PROFILE BUILD GROUP UNIT TRUST

4. Interest being leased
FEE SIMPLE

5. Description of premises being leased
THE WHOLE OF THE LAND SAVE FOR THAT PART OF THE BUILDING SHOWN ON THE SKETCH PLAN HEREIN

6. Term of lease	7. Rental/Consideration
Commencement date/event: 15.03.2019 Expiry date: and/or Event: 14.03.2022 Options: 2 x 3 years #Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)	SEE THE ATTACHED SCHEDULE

8. Grant/Execution
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule;

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

.....Signature
GREGORY IBRAHIM
full name
 C-DEC 113248
qualification

14/03/19
 Execution Date

Elizabeth Meiklejohn
Lessor's Signature

Witnessing Officer
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

9. Acceptance
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

.....signature
Amarda Ellison
full name
 Solicitor
qualification

14/3/19
 Execution Date

Amarda Ellison
Lessee's Signature

Witnessing Officer
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Title Reference 15619044

This is the Schedule referred to in Item 8 of Form 7 Lease between the Landlord and the Tenant named in the reference schedule below.

REFERENCE SCHEDULE

Item	Landlord:	NICKOLAS DE MARCO & OLGA DE MARCO AS TRUSTEE FOR THE DE MARCO SUPERANNUATION FUND
	Address	19 Gerry Street, Stafford Heights Qld 4053
Item 2	Tenant:	PROFILE BUILD GROUP PTY LTD AS TRUSTEE FOR PROFILE BUILD GROUP UNIT TRUST
	Address	Suite 16, 4 Kyabra Street, Newstead Qld 4006
Item 3	Leased Premises: [Clause 1.2(13)]	69 Bristol Road, Kedron, Brisbane in the State of Queensland
Item 4	Term: [Clause 3.1]	Three (3) years
Item 5	Options to Renew: [Clause 17]	2 each of three (3) years
Item 6	Rent: [Clause 4.1]	\$80,005.00 per annum (exclusive of GST) payable by equal monthly instalments of \$7,333.79 (inclusive of GST)
Item 7	CPI Review Dates:	Not applicable 2019 Rent: \$6,607.08 (\$80,005/12) + outlays See GL ✓
Item 8	Market Review Dates: [Clause 4.2]	15.03.2022 & 15.03.2025 Rent Increased from Mar'20: \$6,867.10 (3% increase from \$6,607.08) ✓
Item 9	Percentage Review: [Clause 4.3]	3% ✓
Item 10	Percentage Increase Dates: [Clause 4.3]	15.03.2020, 15.03.2021, 15.03.2023, 15.03.2024, 15.03.2026 & 15.03.2027
Item 11	Proportion of Outgoings: [Clause 5.1(1)]	Not applicable
Item 12	Use of Premises: [Clause 6.1]	Office Use and Construction Equipment Storage
Item 13	Bond: [Clause 18]	Three (3) months gross rental + GST (\$22,001.36)
Item 14	Guarantors: [Clause 19]	SALLY ANN SCANLAN & TROY ANTHONY ELLISON