

Elizabeth Meiklejohn

Epitome of Lease – 128 Lytton Road

Date: 01/07/2012

Supersedes EOL dated 01/07/2009

Lessor's Name: EA & LE May Superannuation Fund
Lessor's Address: Po Box 322 Bulimba QLD 4171

Lessee's Name: E & L May Pty Ltd T/A Elite Medical Supplies
Lessee's Address: 128 Lytton Road, Bulimba QLD 4171

Address of Premises: 128 Lytton Road Bulimba QLD 4171
Whole Demised Premises: 584m2 (435m2 Warehouse, 149m2 Office)


Duration of Lease: 3 Years + 3 Year Option + 3 Year Option
Lease Commencement Date: 1st July 2012
Annual Rent (Excluding G.S.T): \$73,080.00
Annual Rent Review: Rent to be re negotiated 30th June each year
When Payable: Monthly
Monthly Amount Payable: \$6,090.00 + G.S.T.
Date of First Payment: 1st July 2012
Purpose of Leased Area: Office & Warehousing
Option Period: 3 Years + 3 Years
Notice of Option Period: 6 Months
Public Liability: Lessee to hold policy
Name of Lessee's Bank: National Australian Bank LTD, Garden City, QLD


Added Information: Lessee responsible for payment of BCC Water Rates, Land Tax, Electricity, Building Insurance & general maintenance.

Now \$10,333 per month
6.5% return
Reasonable
See L1

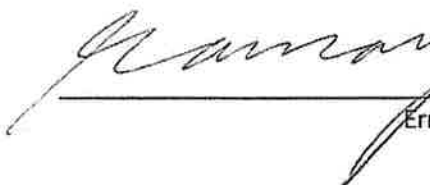
Signed on behalf of Lessor

Lease expired 1 July 2021
See E3cc for new lease


Ernest A May


Nelson J May

Signed on behalf of Lessee


Ernest A May


Nelson J May

The Landlord
The EA & LE May Superannuation Fund
Po Box 322
BULIMBA QLD 4171

2 January 2015

Ernest May
Elite Medical Supplies Pty Ltd
128 Lytton Road
BULIMBA QLD 4171

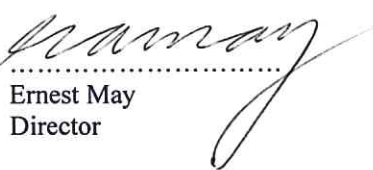
Dear Ernest

Thank you for your letter.

We have considered your request and have decided to approve your request to exercise the option to extend the lease for a further 3 years.

The rent amount effective 1 July 2015 will be based on an appraisal that we obtain from an external source and will be advised closer to the date.

Kind regards



Ernest May
Director

Ernest May
Elite Medical Supplies Pty Ltd
128 Lytton Road
BULIMBA QLD 4171

2 January 2018

The Landlord
The EA & LE May Superannuation Fund
Po Box 322
BULIMBA QLD 4171

Dear Sir/Madam

RE: LEASE OF PREMISES AT 128 LYTTON ROAD, BULIMBA

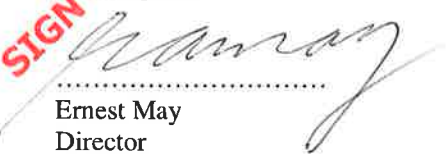
Please be advised that we wish to renew the lease of 128 Lytton Road, Bulimba which we understand expires on 30 June 2018.

We believe there is an option to renew for a further 3 years per the 'option period' on the Lease.

We understand that the rent may be increased.

Please let us know your decision as soon as possible.

Kind regards


Ernest May
Director

The Landlord
The EA & LE May Superannuation Fund
Po Box 322
BULIMBA QLD 4171

2 January 2018

Ernest May
Elite Medical Supplies Pty Ltd
128 Lytton Road
BULIMBA QLD 4171

Dear Ernest

Thank you for your letter.

We have considered your request and have decided to approve your request to exercise the option to extend the lease for a further 3 years.

The rent amount effective 1 July 2018 will be based on an appraisal that we obtain from an external source and will be advised closer to the date.

Kind regards

amount on E3a

SIGN

Ernest May
Director

No CPI Increase

Period	Sydney	Melbourne	Brisbane	Adelaide	Perth	Hobart	Darwin	Canberra
2021 March	118.5	118.8	118.2	117.2	114.6	118.5	114.4	117.3
2020 December	118.0	118.4	117.5	116.5	113.0	117.6	111.5	116.3
2020 September	116.8	116.7	116.2	115.7	114.1	116.7	110.8	115.4
2020 June	114.7	115.7	113.6	114.6	112.1	115.6	109.0	112.8
2020 March	117.4	117.8	116.2	115.8	113.5	117.2	111.8	115.5
2019 December	117.1	116.9	116.3	115.4	113.1	116.7	111.5	115.0
2019 September	116.5	115.9	115.5	114.5	112.6	114.7	111.3	114.3
2019 June	115.9	115.3	114.8	113.7	112.0	114.1	111.0	113.5
2019 March	115.1	114.7	114.1	113.1	111.2	113.4	110.1	113.2
2018 December	115.2	114.6	114.0	113.0	111.3	113.6	111.0	113.1
2018 September	114.7	114.0	113.4	112.4	110.8	112.2	110.8	112.3
2018 June	114.0	113.8	112.9	112.1	110.2	111.5	110.1	111.6
2018 March	113.6	113.3	112.4	111.6	110.0	111.1	109.7	111.2
2017 December	113.3	112.3	112.3	111.2	109.9	110.3	109.7	110.3
2017 September	112.5	111.5	111.4	110.4	109.5	109.2	109.4	109.6
2017 June	111.7	111.0	111.0	109.2	109.0	108.9	108.8	108.6
2017 March	111.3	110.9	110.5	109.1	109.0	108.9	108.5	108.6
2019-20	116.4	116.6	115.4	115.1	112.8	116.1	110.9	114.4
2018-19	115.2	114.7	114.1	113.1	111.3	113.3	110.7	113.0
2017-18	113.4	112.7	112.3	111.3	109.9	110.5	109.7	110.7

a. Unless otherwise specified, reference period of each index: 2011-12 = 100.0.