

THE FIRST SCHEDULE

Item 1: THE LAND

That Portion of the land comprised in Certificate of Title Register Books Volume 5303 Folio 51 & 268, being more particularly the "Shop & Residence" at 2 Pine Avenue Hahndorf SA 5245.

Item 2: THE DEMISED PREMISES

Portion of the land comprised in Certificate of Title Register Books Volume 5303 Folios 51 & 268.

Item 3: Item Lessee's proportion:

100%

Item 4: PERMITTED USE

Shop & Residence

Item 5: PUBLIC RISK POLICY not less than \$10,000,000.00

Item 6: VARIATION OF RENT DURING TERM

CPI each year as from 21st February by way of CPI and market value review on renewal and CPI every year following from 21st February if the option is taken

Item 7: EXTENDED TERM

FIVE (5) YEARS commencing on the 21st day of February 2015 and expiring at Midnight on the 20th day of February 2020 thereafter subject to Lessor approval.

Item 8: VARIATION OF RENT FOR EXTENDED TERM

The rental payable hereunder shall be subject to annual review and each review shall take effect from the year just ending and shall relate to the ensuing year the current rental being payable (but being subject to later adjustment).

THE SECOND SCHEDULE

Item 1: LESSOR'S FIXTURES AND FITTINGS

Nil.