

Dealing Number

Duty Imprint



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1. Type/Dealing No of Instrument/Document being amended		Lodger (Name, address & phone number)	Lodger Code
Type of Instrument/Document	Lease	GREENWOODS Solicitors	716
Dealing Number	711355197	68 Shields Street CAIRNS 4870 Phone: 40 51 7644 Fax: 40 52 1442	
2. Lot on Plan Description		County	Parish
Lot 32 on RP 857547			
		Title Reference 21550160	
3. Grantor/Mortgagor/Lessor JUST HIRE IT PTY LTD ACN 135 467 364 AS TRUSTEE UNDER INSTRUMENT NO 711940274			
4. Grantee/Mortgagee/Lessee LES GUNN PROPERTIES PTY LTD ACN 067 826 448 AS TRUSTEE UNDER INSTRUMENT NO 715812114			
5. Amendment of Lease Details (Only to be completed for an amendment of the term and/or option of lease) Expiry date: 29/11/2027 AND/OR Event: Option/s#: 1 X 10 Years # Insert nil if no option or insert option period (eg 3 years or 2 x 3 years etc)			
6. Request/Execution The parties identified in items 3 and 4 agree that the instrument/document in item 1 is amended in accordance with:- *item 5; *item 5 and attached schedule; *attached schedule. * delete if not applicable Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994 JUST HIRE IT PTY LTD ACN 135 467 364 Not required signature full name qualification Witnessing Officer (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner JP, C Dec) Not required signature full name qualification Witnessing Officer (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)			
Execution Date		Grantor's/Mortgagor's/Lessor's Signature	
12/01/2018		SOLE DIRECTOR	
Execution Date		Grantee's/Mortgagee's/Lessee's Signature	
20/12/17			

Title Reference 21550160

The Lessee has exercised the Option to Renew Lease No 711355197 and the parties wish to record the following amendments to the Lease:

1. Item 6 of the Form 7 is amended is by deleting "29/11/2017" and inserting "29/11/2027" and by deleting "2 x 10 years" and inserting "1 x 10 years."
2. Item 3 of the Reference Schedule is amended by deleting "29/11/2017" and inserting "29/11/2027."
3. Item 4 of the Reference Schedule is amended by deleting "(10) years" and inserting "(20) years."
4. Item 7(a) of the Reference Schedule is amended by deleting "1 July in each year of the Term excluding any year referred to in Item 7(b)" and inserting "1 July in each year of the term (including year eleven) excluding any year referred to in Item 7(b)."
5. Item 7(b) of the Reference Schedule is amended by deleting "1 July in the sixth year of the term" and inserting "1 July in the sixth and sixteenth years of the term".
6. Item 11 of the Reference Schedule is amended by deleting the whole of Item 11 and inserting:


"Particulars of New Lease:

- (a) Term: 10 years
- (b) Commencing Date: 30/11/2027
- (c) Expiry Date: 29/11/2037
- (d) Yearly rent on Commencing Date of New Lease:

The rent agreed between the Landlord and the Tenant but if they do not agree within one month after the Tenant gives notice under clause 19.1(a), then the rent determined under clause 19.3 as if the Commencing Date of the New Lease was a Market Review Date."

7. The Guarantor acknowledges his Guarantor obligations will continue.

8. Executed as a Deed.

SIGNED SEALED AND DELIVERED by)
LESLIE CHARLES GUNN in the presence)
of: )



A JUSTICE OF THE PEACE/SOLICITOR
Rebecca Louise Houston
Solicitor
3 Gunynd Close
Scone NSW 2337