

MEMORANDUM OF LEASE**CERTIFICATES OF TITLE BEING LEASED**

The whole of the land comprised in certificate of Title Register Book
Volume 5166 Folio 794

ESTATE AND**INTEREST**

Estate in Fee Simple

ENCUMBRANCES

NIL

LESSOR (Full name and address)

Silvano Favero & Grace Favero ATF Favero Superannuation Fund
Of 16 Samoa Court, WEST LAKES SA 5021

LESSEE (Full name, address and mode of holding)

COMPLETE BULDING SUPPLIES (SA) PTY LTD ACN 107 160 118
Of 8 Pope Street, BEVERLEY SA

TERM OF LEASE

COMMENCING ON THE 30 September 2019
EXPIRING ON THE 30 September 2029

Together with a right of renewal as contained in item 10 of the schedule of this lease

RENT AND MANNER OF PAYMENT (OR OTHER CONSIDERATION)

The lessee shall pay the Lessor an annual rent of ELEVEN THOUSAND TWO HUNDRED DOLLARS (\$24,000) by equal monthly payments of \$2,000 (and proportionally for any period of less than one month), subject to review at the times and in the manner set out in item 10 of the schedule to this Lease.

OPERATIVE CLAUSE ^(a) delete the inapplicable

The Lessor LEASES TO THE LESSEE the land ABOVE described and the LESSEE ACCEPTS THIS LEASE of the land for the term and at the rent stipulated, subject to the covenants and conditions expressed herein and to the powers and covenants implied by the Real Property Act 1886 (except to the extent that the same are modified or negated below).

DEFINE THE LAND BEING LEASED INCORPORATING THE REQUIRED EASEMENT(S) ETC.

Not Applicable

IT IS COVENANTED BY AND BETWEEN THE LESSOR AND THE LESSEE as follows:
(Covenants, where not deposited, to be set forth on insert sheet(s) and securely attached)

CONSENTS OF MORTGAGEES AND SECTION 32 DEVELOPMENT ACT 1993 CERTIFICATION

This Lease does not contravene Section 32 of the Development Act 1993.

Nil

DATED

EXECUTION

LESSOR



LESSEE



IMPORTANT NOTICE

EXCLUSION OF WARRANTY OF FITNESS FOR PURPOSE

The lessor does not warrant that the premises you are about to rent will for the duration of your lease be structurally suitable for the type of business you intend to carry on.

* NB: A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing.

**LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA**

**MEMORANDUM OF LEASE
FORM APPROVED BY THE REGISTRAR GENERAL
BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

Prefix
L
Series No.

BELOW THIS LINE FOR AGENT USE ONLY

<p>CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886</p> <p>_____</p> <p>Solicitor/Registered Conveyancer/Lessee</p>
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AGENT CODE

Lodged by:

Correction to: CRA7P

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1.
- 2.
- 3.
- 4.

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

- 1.
- 2.
- 3.
- 4.

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

CORRECTION	PASSED
REGISTERED	
REGISTRAR-GENERAL	