



**Commercial Lease
Specialists**

Legally Binding Documents

Reasonable Fixed Fees

Documents in 48 hours

Free Advisory Service

Rent Review Reminders

Extensions & Transfers

LESSOR'S COPY (Landlord)

**ORIGINAL MEMORANDUM OF
LEASE OVER PROPERTY AT:-**

**1/69 Sir Ross Smith
Boulevard, Oakden**

Questions or queries should be addressed to:

THE LEASE BUREAU
66 The Parade, Norwood SA 5067
Fax: 8362 0511 Telephone: 8362 4444
www.theleasebureau.com.au

The Commercial Lease Specialists

THE LEASE BUREAU - MEMORANDUM OF LEASE

The Schedule

Certificate(s) of Title Being Leased

Portion of the Land comprised in Certificate of Title Register Book
Volume 5188 Folio 797

Estate and Interest

In Fee Simple

Encumbrances

Lessor

MALCOLM JOHN NAIRN and BEVERLY ANN NAIRN
Both of 15 Harris Road
VALE PARK SA 5081
(ATF The Nairn Superannuation Fund)

Lessee

VICTORIA DEGIOIA
80A Frogmore Road
KIDMAN PARK SA 5025
(ATF The Vickay Family Trust)

Term

Three (3) Year/s commencing on 14 April 2018
and expiring on 13 April 2021

together with any right(s) of renewal contained herein

Rent and Manner of Payment

For an initial annual Rental of
TWENTY THOUSAND SIX HUNDRED AND THIRTY SEVEN DOLLARS
AND FORTY THREE CENTS
(\$20,637.43) Plus GST (if applicable)
payable in successive calendar monthly instalments in advance of
ONE THOUSAND SEVEN HUNDRED AND NINETEEN DOLLARS
AND SEVENTY EIGHT CENTS
(\$1,719.78) Plus GST (if applicable)
commencing on 14 April 2018

The Lessor leases to the Lessee the Land ABOVE / HEREINAFTER described and the Lessee accepts th
the land for the term and at the rent stipulated, subject to the covenants and conditions expressed
HEREIN / IN MEMORANDUM NO and to the powers and covenants implic
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. Where Appropriate

Consents of Mortgagees and Sec 32 Development Act 1993 Certification

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

It is covenanted by and between the Lessor and the Lessee as follows:

is Lease

l by the

The Premises being Leased

The area marked in the Plan attached

Street Address of the Premises

1/69 Sir Ross Smith Boulevard, OAKDEN

Right/s and Period/s of Renewal

Two periods of Three (3) years

Rent Review Dates and Methods

14/4/19	CPI Review
14/4/20	CPI Review
14/4/21	Market Review
14/4/22	CPI Review
14/4/23	CPI Review
14/4/24	Market Review
14/4/25	CPI Review
14/4/26	CPI Review

Permitted Use

Hairdressing Salon

The Schedule (continued)

Outgoings Payable by Lessee and Proportion

Local Council Rates and Charges	100%
Water and Sewer Rates, Charges and Levies	40%
Emergency Services Levy	40%
Building Insurance	40%
Public Lighting	40%
Garden Repair and Maintenance	40%
Common Area Maintenance	40%

Lessee's Insurances

Business Insurance (including Plate Glass and Burglary damage)
Lessee's Fixtures, Fittings and Stock Insurance

Public Risk Amount

Ten Million Dollars (\$10,000,000.00)

Security Bond

None

Guarantors

None

Attachments / Annexures

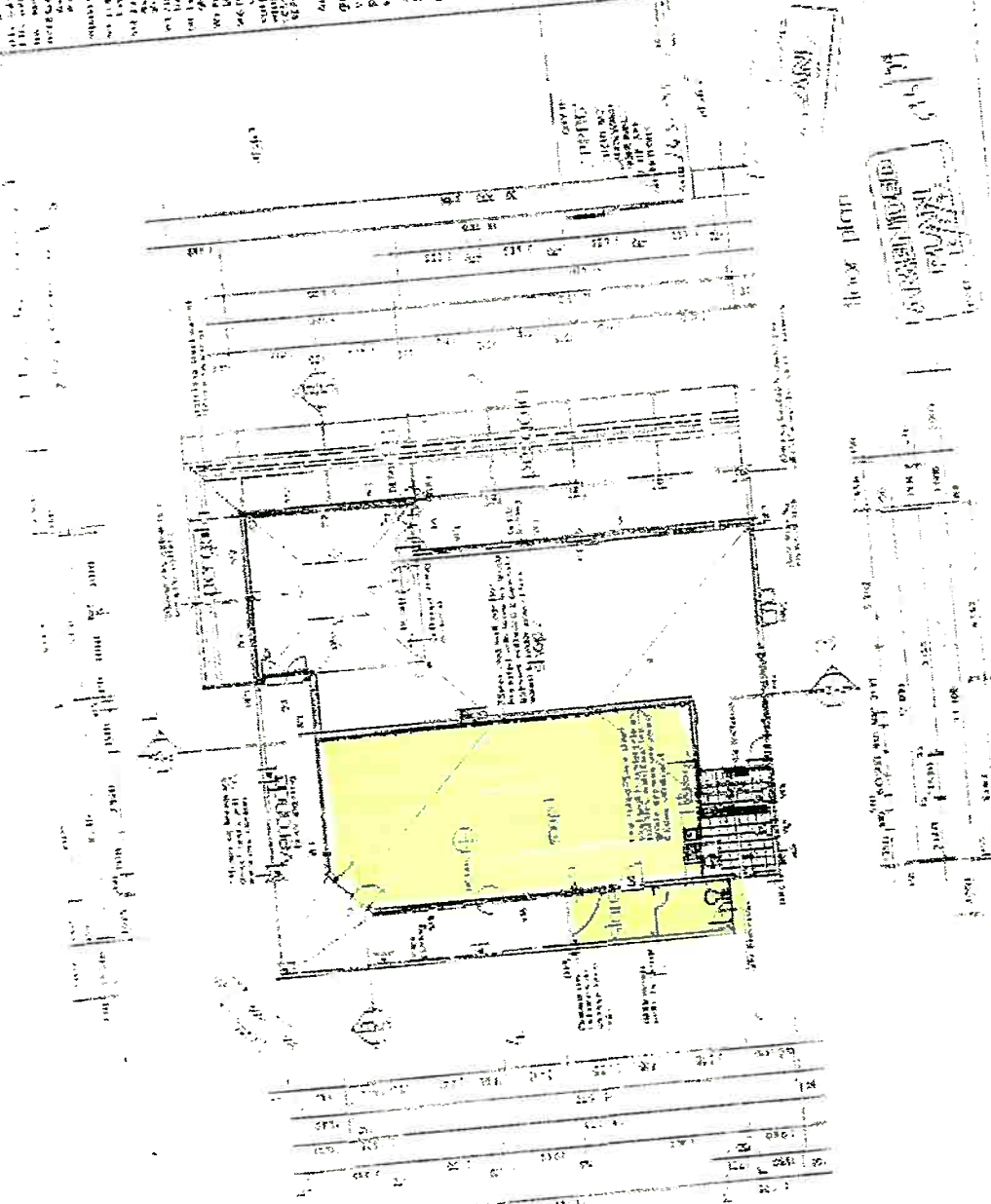
Plan of Leased Area

Special Conditions

None

Plan of Leased Area

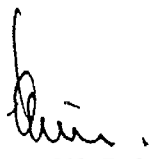
1. Name of the lessee: **David H. Jones (lessee)**
 2. Name of the lessor: **W. A. Jones (lessor)**
 3. Date of the lease: **1950**
 4. Address: **1111 1st St. N. W. Washington, D. C.**
 5. Description of the leased area: **100 sq. ft. of office space**
 6. Term of the lease: **12 months**
 7. Rent: **\$100.00 per month**
 8. Conditions: **As is, where is, with all fixtures and fittings.**
 9. Signature of lessee: **David H. Jones**
 10. Signature of lessor: **W. A. Jones**
 11. Date of signing: **1950**



Dated this 2 day of MAY 2018

Execution

Lessor



MALCOLM JOHN NAIRN



BEVERLY ANN NAIRN

Signed in my presence by the LESSOR who is either personally known to me or has satisfied me as to his or her identity. A penalty of \$2000.00 or 6 months imprisonment applies for improper witnessing

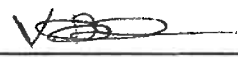
Signature of WITNESS 

Print full name of WITNESS ANDREW JOHN NAIRN

Address of WITNESS 12 WILPENA AVE. KLEMZIG S.A

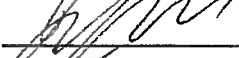
Daytime phone number 0401 004415

Lessee



VICTORIA DEGIOIA

Signed in my presence by the LESSOR who is either personally known to me or has satisfied me as to his or her identity. A penalty of \$2000.00 or 6 months imprisonment applies for improper witnessing

Signature of WITNESS 

Print full name of WITNESS Janine Degioia

Address of WITNESS 80A Frogmore Rk KIDMAN PK.

Daytime phone number 0409 223 243

The Lessee acknowledges having received a copy of The Lease Bureau Standard Terms and Conditions