

REEMENT made (date) 23RD APRIL 2003

PARTIES
D The person named in Item 1 of the Reference Schedule ("Landlord")
The person named in Item 2 of the Reference Schedule ("Tenant")

REFERENCE SCHEDULE

Item 1 Landlord ~~TOM GYRIAC JOSEPH~~ JOSEPH FAMILY SUPER FUND.
 Address PO Box 2689 Southport Qld 4215
 20 MANDOOKIA AVENUE, PO. BOX 490
 HILCHESVANK Q 4212 BILGERA WATERS
 QLD 4216
 Phone: 55324036 Fax:
 ABN No: 83 417 163 935 EMail Address:

Item 2 Tenant T. C. JOSEPH PTY LTD
 Address 3/465 Oxley Drive Runaway Bay Qld 4216
 Phone: 55 005966 Fax: 55 005944
 ABN No: 92 060 758 769 EMail Address: jodental@iprimus.com.au
 jodental@fimeric.com

Item 3 Premises 3/465 OXLEY DRIVE, RUNAWAY BAY QLD 4216
 Lot 5 on SP 148318

(annex a plan if available)

Item 4 Term (1) periodic monthly tenancy; or
 (2) 3 years commencing on 1st April 2003
 and ending on 31st March 2006

Item 5 Option for Further Term 3 x 3 years extended for another 3x3x3 on 1st June 2012

Item 6 Rent \$ \$35000 + GST per year

Item 7 Annual Rent Review Dates 5% or CPI increase. 01/04/2004, 01/04/2005, 01/04/2006

Item 8 Permitted Use Medical Centre

Item 9 Percentage of Outgoings 100%

Item 10 Deposit \$

Item 11 Landlord's Agent
 Address
 Phone: Fax:
 ABN No: EMail Address:

SPECIAL CONDITIONS

1. Tenant is to receive 2 months rent free from commencement of lease for fitout. Rental payments begin from 1st June 2003.
2. 1st June 2011, No increase in Rental as the business conditions have become tough. Rent maintained the same as 2010.
3. Rent held steady for 1st June 2012, the same as 2010.
4. No increase 1st June 2013.
5. Maintain Rent as previous year, 1/6/14.
6. Maintain Rent @ 58753¹⁹ inc GST. 1/6/15.
7. Rental increase 1/6/16 of 1746⁴¹ inc GST.
now the total rental 60,500-
(as per market review.)
8. Rental increase 1/1/19 by 16500 inc GST.
now the total rental 77000 inc GST.
(as per market review.)