

LEASE
New South Wales
Real Property Act 1900

A-492
Leave this space clear. Affix additional pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Suite 203/30 Fisher Road, Dee Why, 2099
County of Cumberland
Parish of Manly Cove
Folio Identifier: Part, Lot 27, DP7413

(B) LODGED BY

Document Collection Box	Name, Address or DX and Telephone	CODE
	Reference: <input type="text"/>	L

(C) LESSOR

The Trustee For The McGeady Superannuation Fund
(ABN: 79 584 104 928)
13 Tasman Street, Dee Why NSW 2099

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) LESSEE

The Trustee for The Gorter Family Trust T/As Sky Books
(ABN:60 802 424 753)
9 Lantana Avenue, Collaroy Plateau NSW 2097

(F)

TENANCY:

(G) 1. TERM

Three Years

2. COMMENCING DATE

1st July 2018

3. TERMINATING DATE

30th June 2021

4. With an OPTION TO RENEW for a period of One (1) three year Option set out in clause 6 of Annexe A

5. With an OPTION TO PURCHASE set out in clause N.A. of N.A.

6. Together with and reserving the RIGHTS set out in clause N.A. of

7. Incorporates the provisions or additional material set out in ANNEXURE(S) A hereto.

8. Incorporates the provisions set out in N.A.

of Lands, Land and Property Information Division as No(s) N.A.

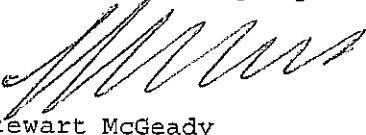
in the Department

9. The RENT is set out in item No. 4 of Annexe A

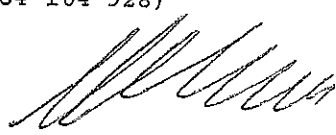
DATE

(H) Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Corporation: The Trustee For The McGeady Superannuation Fund (ABN: 79 584 104 928)
Authority:

Signature of authorised person: 

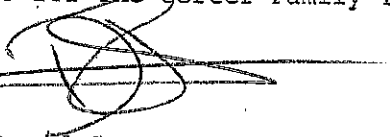
Name of authorised person: Stewart McGeady
Office held: Director

Signature of authorised person: 

Name of authorised person:
Office held:

Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Corporation: The Trustee for The Gorter Family Trust T/As Sky Books (ABN:60 802 424 753)
Authority:

Signature of authorised person: 

Name of authorised person: David Gorter
Office held: Director

Signature of authorised person:

Name of authorised person:
Office held:

~~(D) STATUTORY DECLARATION *~~

~~Not Applicable~~

~~I solemnly and sincerely declare that—~~

- ~~1. The time for the exercise of option to _____ in expired lease No. _____ has ended; and~~
- ~~2. The lessee under that lease has not exercised the option.~~

~~I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900~~

~~and I certify this lease correct for the purposes of the Real Property Act 1900.~~

~~Made and subscribed at _____ in the State of New South Wales
on _____ in the presence of—~~

~~Signature of witness:~~

~~Signature of lessor:~~

~~Full name of witness:~~

~~Address of witness:~~

~~Qualification of witness: [tick one]~~

- ~~Justice of the Peace~~
- ~~Practising Solicitor~~
- ~~Other [specify]~~



* As the Department of Lands may not be able to provide the services of a justice of the peace or other qualified witness, the statutory declaration should be signed and witnessed prior to lodgment of the form at Land and Property Information Division.



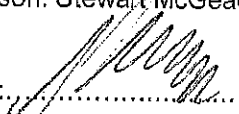
REFERENCE SCHEDULE

ITEM 1 First date for exercise of Option (Clause 6.3.1)	FIRST OPTION 1 st May 2021	SECOND OPTION N/A
ITEM 2 Last date for exercise of Option (Clause 6.3.2)	FIRST OPTION 1 st June 2021	SECOND OPTION N/A
ITEM 3 Method of rent review for first year of Option term (Clause 6.8.1)	The rent will increase annually by the CPI or 3.0% whichever is the higher	
ITEM 4 Rent for the first year of the term (Clause 7.2)	\$18,500.00 PA (No GST Charged) paid in advance by calendar monthly instalments of \$1541.67 (No GST Charged)	
ITEM 5 Day of the month on which rent is to be paid (Clause 7.3.1)	First day of the month – Pro rata on first Month's rent when due	
ITEM 6 Rent Review(s) (Clause 8.1)	The rent will increase annually by the CPI or 3.0% whichever is the higher	
ITEM 7 Rent Free Period	The Lessor will give the Lessee a rent-free period of Two (2) Months	
ITEM 8 Use (Clause 14.1)	Office for Bookkeeper Services	
ITEM 9 Minimum amount of Public Liability Insurance (Clause 29.2.1)	\$20,000,000	
ITEM 10 Lessee's percentage of Outgoings (Clause 36.2)	NIL OUTGOINGS. All consumables such as Electricity, Internet & Internal sanitation to be paid by the Lessee	
ITEM 11 Car Spaces (Clause 63.1)	One (1) car space available in the New Life Baptist Church car park at \$20 per week plus GST	
ITEM 12 Guarantee(s) (Clause 65)	NIL	
ITEM 13 Security Bond (Clause 24.1)	There will be a Bond of \$3083.33 (No GST Charged)	
ITEM 14 Agent (Clause 64.1)	Sam Donato – Shore Commercial Property	
Special Condition	The Lessor will install new carpet The Lessor gives the Lessee permission to repaint the office suite in neutral white	

Attestation for Lessee

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence	Certified correct for the purposes of the Real Property Act 1900
Signature of Witness: 	Name of Lessee: Damian Chua T/A SoulSense Surgical
Name of Witness: SAM DONATO	ABN: 56 221 404 169
Address of Witness: 477 PITNATER ROAD, BROOKVALE	Director: Damian Chua
	Signature of lessee: 
	Office Held: Director
	Dated: 21/12/18

Attestation clauses for Corporation with Company Seal

Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appears(s) below.	Signature of authorised person: Stewart McGeady
Corporation:	Name of authorised person: 
Authority: Section 127 of the Corporations Act 2001	Office held: Director
Name of Lessor:- The Trustee For The McGeady Superannuation Fund	Dated: 10/1/19
ABN:- 79 584 104 928	