

LEASE
New South Wales
Real Property Act 1900

A-4/11
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 204/30 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: _____	L

(C) LESSOR

The Trustee For The McGeady Superannuation Fund
(ABN: 79 584 104 928)
30 Fisher Road, Dee Why NSW 2099

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

(D)

Encumbrances (if applicable): _____

(E) LESSEE

Damian Chua T/A SoulSense Surgical
23 Nalya Road Narrabeena NSW 2099
(ABN: 56 221 404 169)

TENANCY:

- (G) 1. TERM** _____ 18 Months
- 2. COMMENCING DATE** _____ 1st February 2019
- 3. TERMINATING DATE** _____ 31st July 2020
- 4.** With an **OPTION TO RENEW** for a period of 18 Months 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. in the Department of Lands, Land and Property Information Division as No(s). N.A.
- 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: section 127 of the Corporations Act 2001

Signature of authorised person: _____

Signature of authorised person: _____

Name of authorised person: Stewart McGeady
Office held: Director

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: Damian Chua T/A SoulSense Surgical (ABN:56 221 404 169)
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: _____

Signature of authorised person: _____

Name of authorised person: Damian Chua
Office held: _____

Name of authorised person: _____
Office held: _____

(I) STATUTORY DECLARATION *

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]


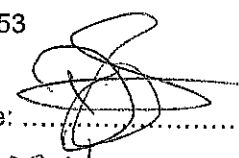
- Justice of the Peace
- Practising Solicitor
- Other [specify] _____

* 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.

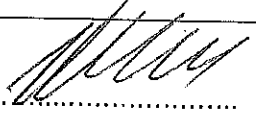
REFERENCE SCHEDULE

ITEM 1 First date for exercise of Option (Clause 6.3.1)	FIRST OPTION 1 st May 2020	SECOND OPTION N/A
ITEM 2 Last date for exercise of Option (Clause 6.3.2)	FIRST OPTION 1 st June 2020	SECOND OPTION N/A
ITEM 3 Method of rent review after first year and Option term (Clause 6.8.1)	The rent will increase annually at a rate of 3.0%	
ITEM 4 Rent for the first year of the term (Clause 7.2)	\$12,000.00 PA plus GST paid in advance by calendar monthly instalments of \$1,000.00 plus GST totalling \$1,100.00	
ITEM 5 Day of the month on which rent is to be paid (Clause 7.3.1)	1st day of the month	
ITEM 6 Rent Review(s) (Clause 8.1)	The rent will increase annually at a rate of either 3.0%	
ITEM 7 Rent free period (Clause 13.2)	N/A	
ITEM 8 Use (Clause 14.1)	Consulting Rooms	
ITEM 9 Minimum amount of Public Liability Insurance (Clause 29.2.1)	\$10,000,000	
ITEM 10 Lessee's percentage of Outgoings (Clause 36.2)	NIL OUTGOINGS. All consumables such as Electricity, Internet & Telephone are to be paid by the Lessee	
ITEM 11 Car Spaces (Clause 63.1)	1 non-exclusive parking space will be made available at the rear of the adjacent Church at \$20 per week. This is subject to any increase as deemed payable by the Church.	
ITEM 12 Guarantee(s) (Clause 65)	NIL	
ITEM 13 Security Bond/Rent (Clause 24.1)	A Bond of Two Months Gross Rent inc GST totalling \$2,200.00 plus a deposit of 1 months advance rent of \$1100 including GST.	
Special Conditions:	Lessee contribution to the dividing partition wall agreed at a capped amount of \$2,000. Lessee shall not be responsible for the removal of the dividing partition wall at the end of the tenancy	

Attestation for Lessee

<p>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</p>	<p>Certified correct for the purposes of the Real Property Act 1900</p>
<p>Signature of Witness: </p>	<p>Name of Lessee: The Trustee for The Gorter Family Trust T/As Sky Books</p>
<p>Name of Witness: SAM DONATO</p>	<p>ABN:60 802 424 753</p>
<p>Address of Witness: 477 PITTWATER RD, BROOKVALE</p>	<p>Signature of lessee: </p>
	<p>Office Held: Director</p>
	<p>Dated:- 7/6/18</p>

Attestation clauses for Corporation with Company Seal

<p>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. Corporation: Authority: Section 127 of the Corporations Act 2001</p>	<p>Signature of authorised person: </p>
<p>Name of Lessor:- The Trustee For The McGeedy Superannuation Fund</p>	<p>Name of authorised person: Stewart McGeedy</p>
<p>(ABN: 79 584 104 928)</p>	<p>Office held:</p>
	<p>Dated:- 12/6/18</p>

