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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

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VOLUME 09889 FOLIO 999

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LAND DESCRIPTION

Lot 4 on Registered Plan of Strata Subdivision 032304W. REGISTRATION OF DEALINGS WITH THIS LOT IS RESTRICTED PARENT TITLE Volume 08347 Folio 405

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
J.T. CINCOTTA & ASSOCIATES PTY LTD of 36 SWEETLAND ROAD MOOROOLBARK 3138
S458134G 27/04/1993

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE SP032304W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----END OF REGISTER

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 4 96 MANCHESTER ROAD MOOROOLBARK VIC 3138

OWNERS CORPORATIONS

The land in this folio is affected by OWNERS CORPORATION PLAN NO. SP032304W

DOCUMENT END

Title 9889/999

SCHEDULE

J T Cincotta & Associates Page 128 Landlord: ATF J T Superannuation Fund C/- 46-48 Brice Avenue, Moorcoban 3 Bimco Pty Ltd Tenant: 30 Lansell Road, Mooroolbark 3138 Bradlev Luke Strauss Guarantor: 30 Lansell Road, Mooroolbark 3138 Suite 4 and Accessory Unit 20 Premises: 96 Manchester Road, Mooroolbark 3138 Suspended ceiling, concealed fluorescent lighting, Landlord's Fixtures And Chattels (CI 5.1 (a)): wall to wall carpet, 25 litre electric hot water service, toilet suite, ceramic hand basin and tap set, overhead lighting to toilets One (1) year Term: 12th December 2019 Commencement Date: \$1105.00 per calendar month plus GST as applicable payable calendar monthly in advance Commencing Rent (CI 1): on the 12th day of every month as the Landlord directs 12th December 2019 Rent Commencement Date (CI 1): Two (2) years plus a further term of Further Term(s) (CI 23): Two (2) years 11th September 2020 Last Date To Exercise Option To Renew Lease For The Next Further Term (CI 23.1 (d)): Commencement Date Of Next Further Term (CI 23): 12th December 2020 Nil

The Proportion That The Lettable Area Of The Propises Rears To The Lettable Area Of The

Outgoings, Manner Of Apportionment (CI 2.3):

Outgoings Excluded (CI 2.1(k)):

Not applicable

100% of those assessed against the premises