

**Adriaan Van Der Giezen and Delys Arna Van Der Giezen as trustees  
for the A & D Van Der Giezen Superannuation Fund  
and  
Hearing Retail Group Pty Limited ACN 113 235 779**

**Lease Suite 1, 279 Pinjarra  
Road, Mandurah**

**Cullen Macleod  
L a w y e r s**

95 Stirling Highway, Nedlands  
Western Australia 6009

Telephone +61 8 9389 3999

Facsimile +61 8 9389 1511

[www.cmlegal.com.au](http://www.cmlegal.com.au)

Reference: AFC160596

## Reference Schedule

ITEM	CLAUSE REF.		PARTICULARS
1.	1.1	Landlord's Name:	Adriaan Van Der Giezen and Delys Arna Van Der Giezen as trustees for the A & D Van Der Giezen Superannuation Fund
		Address for Service:	Care of Vicus Property Group, 330 Fitzgerald Street, North Perth, Western Australia 6006
		Fax:	9427 7999
2.	1.1	Tenant's Name:	Hearing Retail Group Pty Limited ACN 113 235 779
		Tenant's Trading Name:	"Hearing Biz" and "Connect Hearing"
		Address for Service:	50 Victoria Street, McMahons Point, New South Wales, 2060
		Telephone and Fax:	Tel: (02) 9394 8801 Fax: (02) 9922 7791
		E-mail:	lynn.stevens@connecthearing.com.au
3.	1.1	Guarantor's Name:	Not applicable.
		Address for Service:	Not applicable.
		Telephone and Fax:	Not applicable.
		E-mail:	Not applicable.
		Guarantor's Secured Property	Not applicable.
4.	1.1	Description of Premises:	The premises known as suite 1, 279 Pinjarra Road, Mandurah, Western Australia having an approximate area of 150.96 square metres.
		Description of Land:	Lot 570 on Deposited Plan 59011 and being the whole of the land comprised in Certificate of Title Volume 2772 Folio 956.
		Building Name:	279 Pinjarra Road, Mandurah
5.	1.1	Landlord's Fixtures:	All fixtures and fittings on the Land as at the Commencement Date.
6.	2.1	Term:	Five (5) years
		Commencement Date:	1 September 2016 <i>2/10/16</i>
		Last Day of Term:	The day immediately before the fifth (5 <sup>th</sup> ) anniversary of the Commencement Date.
7.	2.3	Term of First Option for Renewal:	Five (5) years commencing on the fifth anniversary of the Commencement Date and expiring on the day immediately before the tenth (10 <sup>th</sup> ) anniversary of the Commencement Date.
		First Exercise Date:	The date that is six (6) months before the commencement of the Option term.
		Last Exercise Date:	The date that is three (3) months before the commencement of the Option term.
		Term of Any Further Option(s):	Not applicable

8.	3.1	<b>Rent:</b>	\$42,446.16 per annum plus GST payable at the rate of \$3,537.18 plus GST per calendar month payable on the first day of every month of the Term except for the first instalment which will be paid on the Rent Commencement Date. The first instalment and the last instalment shall, if necessary, be proportionate ones.
		<b>Rent Commencement Date:</b>	The Commencement Date.
9.	3.3	<b>Fixed Rate Rent Review Dates:</b>	Not applicable.
		<b>Amount for Fixed Rate Rent Review:</b>	Not applicable.
	3.4	<b>Market Rent Review Dates:</b>	1 January 2021.
	3.5	<b>CPI Rent Review Dates:</b>	1 January 2017; 1 January 2018; 1 January 2019; 1 January 2020; 1 January 2022; 1 January 2023; 1 January 2024; 1 January 2025; and 1 January 2026.
10.	3.10	<b>Rate of Interest:</b>	The rate which is equal to 4% above the general overdraft rate charged on unsecured borrowings by the Commonwealth Bank of Australia on amounts not exceeding one hundred thousand dollars (\$100,000) or the rate of twelve per centum (12%) per annum on such amounts whichever is the greater.
11.	4.2	<b>Amount of Bond/Bank Guarantee:</b>	The sum equal to the total of six (6) months:  (a) Rent; and  (b) the Lessee's Proportion of Outgoings, plus GST.
12.	5	<b>Purpose:</b>	The business of audiology services and the retail sale, supply and fitting of hearing aids and associated products.
13.	5.2	<b>At the Commencement Date the Building is open during the following hours:</b>	9.00am to 5.00pm Monday to Friday
14.	5.3	<b>Dimensions of sign on exterior of Premises:</b>	All signage may only be erected as directed by the Landlord's Managing Agent in writing.
15.	5.7	<b>Frequency of cleaning floor and interior of Premises not less than once each number of days:</b>	As frequently as is reasonable required to maintain them in a clean condition.
16.	6.5	<b>Painting of Premises during each of the following periods:</b>	during the last three (3) months of the Term or upon any earlier determination of the Term and if the Term is extended or renewed then during the last three (3) months of any further term or upon earlier determination of any further term and in any event not less than once in every 5 years from the Commencement Date.
17.	7.1	<b>Public risk amount of initial cover:</b>	\$20,000,000
		<b>Extension of worker's compensation for common law liability for amount not less than:</b>	\$10,000,000 or the statutory amount whichever is the greatest.

18	19	<b>Additional Provisions:</b>	<b>Condition Precedent</b> This Lease is subject to and conditional upon Graham Weir & Associates Pty Ltd ACN 136 976 111 on or about the date of execution of this Lease entering into a surrender of the existing lease in respect of the Premises with the Landlord on terms and conditions required by the Landlord. In the event the said surrender of lease is not executed on or about the date of this Lease then this Lease shall be deemed to have come to an end without the necessity for any parties to this Lease giving notice to that effect whereupon the existing lease shall be deemed to continue in accordance with the covenants, terms and conditions of it.
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Executed as a deed:

DATE LEASE EXECUTED: 28 SEPTEMBER 2016

Landlord

Signed sealed and delivered by Adriaan Van Der Giezen as trustee for the A & D Van Der Giezen Superannuation Fund in the presence of:

[Handwritten signature of Adriaan Van Der Giezen]

[Handwritten signature of witness]
Witness
MIRANDA PEARMAN
Name (please print)

Signed sealed and delivered by Delys Arna Van Der Giezen as trustee for the A & D Van Der Giezen Superannuation Fund in the presence of:

[Handwritten signature of Delys Arna Van Der Giezen]

[Handwritten signature of witness]
Witness
MIRANDA PEARMAN
Name (please print)

Tenant

Signed sealed and delivered by Hearing Retail Group Pty Limited ACN 113 235 770 in accordance with Section 127 of the Corporations Act 2001 by:

[Handwritten signature of Matthew Tattersall]
Secretary/Director

Matthew Tattersall
Name (please print)

[Handwritten signature of Wolfgang Benedik]

Director
WOLFGANG BENEDIK
Name (please print)

**Adriaan Van Der Giezen and Delys Arna Van Der Giezen as trustees  
for the A & D Van Der Giezen Superannuation Fund  
and  
Hearing Retail Group Pty Limited ACN 113 235 779**

**Lease Suite 1, 279 Pinjarra  
Road, Mandurah**

**Cullen Macleod  
Lawyers**

95 Stirling Highway, Nedlands  
Western Australia 6009

Telephone +61 8 9389 3999

Facsimile +61 8 9389 1511

[www.cmlegal.com.au](http://www.cmlegal.com.au)

Reference: AFC160596

## Reference Schedule

ITEM	CLAUSE REF.		PARTICULARS
1.	1.1	Landlord's Name:	Adriaan Van Der Giezen and Delys Arna Van Der Giezen as trustees for the A & D Van Der Giezen Superannuation Fund
		Address for Service:	Care of Vicus Property Group, 330 Fitzgerald Street, North Perth, Western Australia 6006
		Fax:	9427 7999
2.	1.1	Tenant's Name:	Hearing Retail Group Pty Limited ACN 113 235 779
		Tenant's Trading Name:	"Hearing Biz" and "Connect Hearing"
		Address for Service:	50 Victoria Street, McMahons Point, New South Wales, 2060
		Telephone and Fax:	Tel: (02) 9394 8801 Fax: (02) 9922 7791
		E-mail:	lynn.stevens@connecthearing.com.au
3.	1.1	Guarantor's Name:	Not applicable.
		Address for Service:	Not applicable.
		Telephone and Fax:	Not applicable.
		E-mail:	Not applicable.
		Guarantor's Secured Property	Not applicable.
4.	1.1	Description of Premises:	The premises known as suite 1, 279 Pinjarra Road, Mandurah, Western Australia having an approximate area of 150.96 square metres.
		Description of Land:	Lot 570 on Deposited Plan 59011 and being the whole of the land comprised in Certificate of Title Volume 2772 Folio 956.
		Building Name:	279 Pinjarra Road, Mandurah
5.	1.1	Landlord's Fixtures:	All fixtures and fittings on the Land as at the Commencement Date.
6.	2.1	Term:	Five (5) years
		Commencement Date:	1 September 2016 <sup>2</sup> <i>WV</i>
		Last Day of Term:	The day immediately before the fifth (5 <sup>th</sup> ) anniversary of the Commencement Date.
7.	2.3	Term of First Option for Renewal:	Five (5) years commencing on the fifth anniversary of the Commencement Date and expiring on the day immediately before the tenth (10 <sup>th</sup> ) anniversary of the Commencement Date.
		First Exercise Date:	The date that is six (6) months before the commencement of the Option term.
		Last Exercise Date:	The date that is three (3) months before the commencement of the Option term.
		Term of Any Further Option(s):	Not applicable

8.	3.1	<b>Rent:</b>	\$42,446.16 per annum plus GST payable at the rate of \$3,537.18 plus GST per calendar month payable on the first day of every month of the Term except for the first instalment which will be paid on the Rent Commencement Date. The first instalment and the last instalment shall, if necessary, be proportionate ones.
		<b>Rent Commencement Date:</b>	The Commencement Date.
9.	3.3	<b>Fixed Rate Rent Review Dates:</b>	Not applicable.
		<b>Amount for Fixed Rate Rent Review:</b>	Not applicable.
	3.4	<b>Market Rent Review Dates:</b>	1 January 2021.
	3.5	<b>CPI Rent Review Dates:</b>	1 January 2017; 1 January 2018; 1 January 2019; 1 January 2020; 1 January 2022; 1 January 2023; 1 January 2024; 1 January 2025; and 1 January 2026.
10.	3.10	<b>Rate of Interest:</b>	The rate which is equal to 4% above the general overdraft rate charged on unsecured borrowings by the Commonwealth Bank of Australia on amounts not exceeding one hundred thousand dollars (\$100,000) or the rate of twelve per centum (12%) per annum on such amounts whichever is the greater.
11.	4.2	<b>Amount of Bond/Bank Guarantee:</b>	The sum equal to the total of six (6) months: (a) Rent; and (b) the Lessee's Proportion of Outgoings, plus GST.
12.	5	<b>Purpose:</b>	The business of audiology services and the retail sale, supply and fitting of hearing aids and associated products.
13.	5.2	<b>At the Commencement Date the Building is open during the following hours:</b>	9.00am to 5.00pm Monday to Friday
14.	5.3	<b>Dimensions of sign on exterior of Premises:</b>	All signage may only be erected as directed by the Landlord's Managing Agent in writing.
15.	5.7	<b>Frequency of cleaning floor and interior of Premises not less than once each number of days:</b>	As frequently as is reasonable required to maintain them in a clean condition.
16.	6.5	<b>Painting of Premises during each of the following periods:</b>	during the last three (3) months of the Term or upon any earlier determination of the Term and if the Term is extended or renewed then during the last three (3) months of any further term or upon earlier determination of any further term and in any event not less than once in every 5 years from the Commencement Date.
17.	7.1	<b>Public risk amount of initial cover:</b>	\$20,000,000
		<b>Extension of worker's compensation for common law liability for amount not less than:</b>	\$10,000,000 or the statutory amount whichever is the greatest.



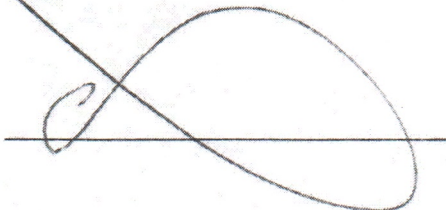
18	19	<b>Additional Provisions:</b>	<b>Condition Precedent</b> This Lease is subject to and conditional upon Graham Weir & Associates Pty Ltd ACN 136 976 111 on or about the date of execution of this Lease entering into a surrender of the existing lease in respect of the Premises with the Landlord on terms and conditions required by the Landlord. In the event the said surrender of lease is not executed on or about the date of this Lease then this Lease shall be deemed to have come to an end without the necessity for any parties to this Lease giving notice to that effect whereupon the existing lease shall be deemed to continue in accordance with the covenants, terms and conditions of it.
----	----	-------------------------------	--

**Executed as a deed:**

DATE LEASE EXECUTED: 28 SEPTEMBER 2016

**Landlord**

Signed sealed and delivered by  
Adriaan Van Der Giezen as  
trustee for the A & D Van  
Der Giezen Superannuation Fund  
in the presence of:



  
Witness

MIRANDA PEARMAN  
Name (please print)

Signed sealed and delivered by  
Delys Arna Van Der Giezen as  
trustee for the A & D Van  
Der Giezen Superannuation Fund  
in the presence of:

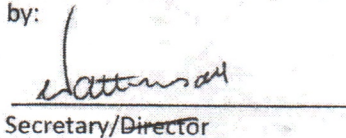


  
Witness

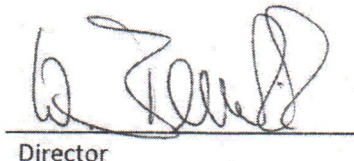
MIRANDA PEARMAN  
Name (please print)

**Tenant**

Signed sealed and delivered by  
Hearing Retail Group Pty Limited  
ACN 113 235 770 in accordance with  
Section 127 of the Corporations Act 2001  
by:

  
Secretary/Director

Matthew Tattersall  
Name (please print)

  
Director

WOLFGANG BENEDIK  
Name (please print)

**Adriaan Van Der Giezen and Delys Arna Van Der Giezen as trustees  
for the A & D Van Der Giezen Superannuation Fund  
ABN 58 503 406 721**

**Nangar Nominees Pty Ltd ABN 26 008 869 841**

**and**

**Mark Leslie Polglase**

**Lease - Unit 2, 279 Pinjarra  
Road, Mandurah**

**Cullen Macleod**  
L a w y e r s

95 Stirling Highway, Nedlands

Western Australia 6009

Telephone +61 8 9389 3999

Facsimile +61 8 9389 1511

[www.cmlegal.com.au](http://www.cmlegal.com.au)

Reference: AFC:190163

## Reference Schedule

ITEM	CLAUSE REF.		PARTICULARS
1.	1.1	Landlord's Name:	Adriaan Van Der Giezen and Delys Arna Van Der Giezen as trustees for the A & D Van Der Giezen Superannuation Fund ABN 58 503 406 721.
		Address for Service:	Care of Raine & Horne Mandurah, PO Box 1670, Mandurah, Western Australia 6210
		Fax:	(08) 9581 1699
2.	1.1	Tenant's Name:	Nangar Nominees Pty Ltd ABN 26 008 869 841
		Tenant's Trading Name:	ITP The Income Tax Professionals
		Address for Service:	PO Box 594, Mandurah, Western Australia 6210
		Telephone and Fax:	Tel: (08) 9535 5566 Mob: 0427 953 555 Fax: (08) 9535 5939
		E-mail:	<a href="mailto:mark.polglase@growthpartners.com.au">mark.polglase@growthpartners.com.au</a>
3.	1.1	Guarantor's Name:	Mark Leslie Polglase
		Address for Service:	29 Paperbark Place, West Pinjarra, Western Australia 6208
		Telephone and Fax:	Tel: 0427 953 555
		E-mail:	<a href="mailto:mark.polglase@growthpartners.com.au">mark.polglase@growthpartners.com.au</a>
		Guarantor's Secured Property	Any interest in real property owned by the Guarantor, whether solely or jointly and whether presently owned or owned in the future.
4.	1.1	Description of Premises:	The premises known as suite 2, 279 Pinjarra Road, Mandurah, Western Australia having an approximate area of approximately 120 square metres.
		Description of Land:	Lot 570 on Deposited Plan 59011 and being the whole of the land comprised in Certificate of Title Volume 2772 Folio 956.
		Building Name:	279 Pinjarra Road, Mandurah
5.	1.1	Landlord's Fixtures:	All fixtures and fittings on the Land as at the Commencement Date, including partitioned walls, air conditioning, lighting, ceilings, floor coverings, window treatments, toilet facilities, built in furniture, electrical and telecommunications equipment and distribution boards as inspected.
6.	2.1	Term:	Two (2) years.
		Commencement Date:	1 May 2019
		Last Day of Term:	30 April 2021
7.	2.3	Term of First Option for Renewal:	Three (3) years commencing on 1 May 2021 and expiring on 30 April 2024.
		Term of Any Further Option(s):	Not applicable.
		First Exercise Date:	The date that is six (6) months before the commencement of the Option term.
		Last Exercise Date:	The date that is three (3) months before the commencement of the Option term.

**Guarantor**

Signed by Stephen Paul Williams in the presence of: )  
)  
)  
)

*[Signature]*

*S. Williams*

Stephen Paul Williams

Signature of witness

*CHARMAINE JONES*

Name of witness - **DIXON ROAD ACCOUNTING P/L**  
UNIT 2, 103 DIXON ROAD  
ROCKINGHAM WA 6168  
PH (08) 9527 7714 FAX (08) 9527 7854

Address of witness

Signed by Andrew William Greaves in the presence of: )  
)  
)  
)

*R. Bullivant*

*AW Greaves*

Andrew William Greaves

Signature of witness

*RENAE BULLIVANT*

Name of witness - please print

**Maxim Business Solutions**

Address of witness **PO Box 5251**  
**Rockingham Beach**  
**WA 6969**

Signed by Stephen Malcolm Birch in the presence of: )  
)  
)  
)

*[Signature]*

*[Signature]*

Stephen Malcolm Birch

Signature of witness

*PHILIP ADLEY*

Name of witness **PEEL TAXATION AND ACCOUNTING**

Address of witness **UNIT 3/279 PINJARRA ROAD**  
**MANDURAH WA 6210**

Signed by Sharon Tracey Birch in the presence of: )  
)  
)  
)

Please Sign Here

*[Handwritten signature]*

*[Handwritten signature]*

Signature of witness

Sharon Tracey Birch

PHILIP ANEY  
Name of witness - please print  
**PEEL TAXATION AND ACCOUNTING**

UNIT 3/279 PINJARRA ROAD  
MANDURAH WA 6210  
Address of witness

Executed as a deed:

**Lessor**

Signed by **Adriaan Van Der Giezen** in the presence of: )  
)  
)  
)

*[Handwritten signature]*

Signature of witness

Miranda Pearman

Name of witness - please print

28 Rees Pl, Wannanyp

Address of witness

*[Handwritten signature]*  
\_\_\_\_\_  
**Adriaan Van Der Giezen**

Signed by **Delys Arna Van Der Giezen** in the presence of: )  
)  
)  
)

*[Handwritten signature]*

Signature of witness

Miranda Pearman

Name of witness - please print

28 Rees Pl, Wannanyp

Address of witness

*[Handwritten signature]*  
\_\_\_\_\_  
**Delys Arna Van Der Giezen**

**Lessee**

Signed by  
**Harpe Pty Ltd (ACN 063 093 701)**  
in accordance with Section 127 of  
the Corporations Act 2001 (Cth)  
by:

*[Handwritten signature]*

Director/Secretary

Stephen Malcolm Birch

Print name

*[Handwritten signature]*

Director

Sharon Tracey Birch

Print name

## Schedule

**Item 1: Land**

Lot 570 on Deposited Plan 59011 and being the whole of the land comprised in Certificate of Title Volume 2772 Folio 956.

**Item 2: Premises**

The premises known as units 2 and 3, 279 Pinjarra Road, Mandurah, Western Australia having an approximate area of 117.98 square metres and being more particularly described in the Lease.

**Item 3: Lease**

A lease dated 24 May 2006 between the Lessor, as lessor, the Lessee as Lessee and Cornelia Maria Johanna Knappers, Stephen Paul Williams and Andrew William Greaves as guarantors.

**Item 4: Renewed Term**

3 years commencing on 1 May 2016 and expiring on 30 April 2019.

**Item 5: Annual Rental**

The Rent shall be determined in accordance with the provisions of the Lease.

**Item 6: Rent Review during Renewed Term**

The Annual Rental is subject to review during the Renewed Term in accordance with the provisions in the Lease for the review of rent.

**Item 7: Further Renewed Term**

2 years commencing on 1 May 2019 and expiring on 30 April 2021.

**Item 8: Variation Date**

1 May 2016.

**Item 9: Special Conditions**

Not applicable.

Please  
Here



**Adriaan Van Der Giezen and Delys Arna Van Der Giezen**

**and**

**Harpe Pty Ltd ACN 063 093 701**

**and**

**Stephen Paul Williams, Andrew William Greaves, Stephen Malcolm Birch and  
Sharon Tracey Birch**

**Deed of Extension and Variation of Lease  
Suite 2 and 3, 279 Pinjarra Road,  
Mandurah**

**Cullen Macleod**

**L a w y e r s**

95 Stirling Highway, Nedlands

Western Australia 6009

Telephone +61 8 9389 3999

Facsimile +61 8 9389 1511

[www.cmlegal.com.au](http://www.cmlegal.com.au)

Reference: 160318



EXECUTED BY THE PARTIES AS A DEED

SIGNED BY THE GUARANTOR (Individual)

SIGNED by ANDREW WILLIAM GREAVES

AW Greaves

Signature

in the presence of:

R Bullivant

Signature of Witness

RENAE JOYCE BULLIVANT

Full name of Witness

15 WYOLA STREET

COOLOONGUP WA 6168

Address of Witness

A ACCOUNTANT

Occupation of Witness

SIGNED BY THE GUARANTOR (Individual)

SIGNED by

Signature

in the presence of:

Signature of Witness

Full name of Witness

Address of Witness

Occupation of Witness

(Corporation)

Full name of Corporation

ACN/ABN

EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT

Sole / Director

Full Name of Director

(Corporation)

Full name of Corporation

ACN/ABN

EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT

Sole / Director

Full Name of Director

A true copy of this document has been received by each of the signatories hereto - together with a copy of the Real Estate Institute of Western Australia (Inc.) 2006 General Terms and Conditions of the Lease in the attached document.

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06/06

EXECUTED BY THE PARTIES AS A DEED

EXECUTED BY THE GUARANTOR (Individual)

EXECUTED by CORNELIA MARIA JOHANNA KNAPPERS

*[Handwritten Signature]*

Signature

in the presence of:

*[Handwritten Signature]*

Signature of Witness

Sharon T Birch

Full name of Witness

29 Rochester Way  
Mondurrah 6710

Address of Witness

Accountant

Occupation of Witness

SIGNED BY THE GUARANTOR (Individual)

SIGNED by STEPHEN PAUL WILLIAMS

*[Handwritten Signature]*

Signature

in the presence of:

*[Handwritten Signature]*

Signature of Witness

RENAE JOYCE BULLIVANT

Full name of Witness

15 WYOLA STREET  
COOLLOONGUP WA 6168

Address of Witness

ACCOUNTANT

Occupation of Witness

(Corporation)

HARPE PTY LTD

Full name of Corporation

30630 93701

ACN/ABN

EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT

EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT

*[Handwritten Signature]*

Signature of Director

Signature of Director

CORNELIA MARIA JOHANNA KNAPPERS

Full Name of Director

Full Name of Director



A true copy of this document has been received by each of the signatories hereto - together with a copy of the Real Estate Institute of Western Australia (Inc.) 2006 General Terms and Conditions of the Lease in the attached document.

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06/06

EXECUTED BY THE PARTIES AS A DEED

SIGNED BY THE GUARANTOR (Individual)

SIGNED by CORNELIA MARIA JOHANNA KNAPPERS

*[Handwritten Signature]*

Signature

In the presence of:

*[Handwritten Signature]*

Signature of Witness

Sharon T Birch

Full name of Witness

29 Rochester Way  
Mandurah 6210

Address of Witness

Accountant

Occupation of Witness

SIGNED BY THE GUARANTOR (Individual)

SIGNED by STEPHEN PAUL WILLIAMS

*[Handwritten Signature]*

Signature

In the presence of:

*[Handwritten Signature]*

Signature of Witness

RENAE JOYCE BULLIVANT

Full name of Witness

15 WYOLA STREET  
COOLOONGUP WA 6168

Address of Witness

ACCOUNTANT

Occupation of Witness

(Corporation)

HARPE Pty Ltd

Full name of Corporation

53063093701

ACN/ABN

EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT

EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT

*[Handwritten Signature]*

Sole / Director

CORNELIA MARIA JOHANNA

Knappers

Full Name of Director



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06/06



EXECUTED BY THE PARTIES AS A DEED

SIGNED BY THE LESSEE

(Individual)

SIGNED by .....

(FULL NAME)

Signature

in the presence of:

*[Handwritten signature]*

Signature of Witness

Sharon Birch

Full name of Witness

29 Rochester Way  
Mandurah 6210

Address of Witness

Accountant

Occupation of Witness

SIGNED BY THE LESSEE

(Individual)

SIGNED by .....

(FULL NAME)

Signature

in the presence of:

Signature of Witness

Full name of Witness

Address of Witness

Occupation of Witness

(Corporation)

HARPE Pty LTD

Full name of Corporation

063 093 701

ACN/ABN

(Corporation)

HARPE PTY LTD

Full name of Corporation

063 093 701

ACN/ABN

EXECUTED BY THE LESSEE PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT

EXECUTED BY THE LESSEE PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT

*[Handwritten signature]*

/ Director



Director / Secretary

CORNELIA MARIA

Full Name of Director

JOHANNA KINAPPERS

Full Name of Director / Secretary



EXECUTED BY THE PARTIES AS A DEED

SIGNED BY THE LESSOR OR THE LESSOR'S AGENT

(Individual)

SIGNED by [Signature]  
ADRIAAN VAN DER GIEZEN  
(FULL NAME)

SIGNED BY THE LESSOR OR THE LESSOR'S AGENT

(Individual)

SIGNED by [Signature]  
DELYS ARNA VAN DER GIEZEN  
(FULL NAME)

in the presence of: [Signature]  
Signature of Witness

Sandra Ann Williams  
Full name of Witness

Po Box 367  
Pirbright WA 6208  
Address of Witness

Admin Assistant  
Occupation of Witness

in the presence of: [Signature]  
Signature of Witness

Sandra Ann Williams  
Full name of Witness

Po Box 367  
Pirbright WA 6208  
Address of Witness

Admin Assistant  
Occupation of Witness

(Corporation)

.....  
Full name of Corporation  
.....  
ACN/ABN

(Corporation)

.....  
Full name of Corporation  
.....  
ACN/ABN

EXECUTED BY THE LESSOR PURSUANT )  
TO ITS CONSTITUTION AND THE CORPORATIONS ACT )  
)  
)  
)

EXECUTED BY THE LESSOR PURSUANT )  
TO ITS CONSTITUTION AND THE CORPORATIONS ACT )  
)  
)  
)

.....  
Sole / Director

.....  
Director / Secretary

.....  
Full Name of Director

.....  
Full Name of Director / Secretary



**SCHEDULE**

**Item 1. PARTICULARS OF THE LEASE:**

A Lease dated the 24TH MAY 2006 and made between ADRIAN VAN DER GIEZEN AND DELYS ARNA VAN DER GIEZEN as Lessor and HARPE PTY LTD as Lessee and CORNELIA MARIA JOHANNA KNAPPERS & STEPHEN PAUL WILLIAMS & ANDREW WILLIAM GREAVES as Guarantor

DETAILS OF ANY PREVIOUS ASSIGNMENTS EXTENSIONS OR VARIATIONS OF THE LEASE:

**Item 2. THE PREMISES:**

\*The Land

\*That part of the Land situate at and known as 279 PINJARRA ROAD, MANDURAH WA 6210 SUITE 2

which is depicted (if any) on the annexed plan \*Delete if inapplicable

**Item 3. TERM OF THE LEASE (as previously extended):**

.....months commencing on the ..... day of .....20..... and the Expiry Date being the .....day of .....20.....

**Item 4. EXTENDED TERM (extended by this deed):**

60 months commencing on the 1 day of MAY 2011

**Item 5. FURTHER TERMS (options of renewal):**

.....months commencing on .....20.....

.....months commencing on .....20.....

**Item 6. RENT (at commencement of the Extended Term):**

From the date of commencement of the Extended Term until varied the Rent is \$27,600.00 per annum, payable by instalments of \$2,300.00 + GST per month in advance on the first day of each month

**Item 7. RENT REVIEW DATES:**

During the Extended Terms:	<u>1 MAY</u> .....	<u>20 11</u> .....	<u>1 MAY</u> .....	<u>20 14</u> .....
	<u>1 MAY</u> .....	<u>20 12</u> .....	<u>1 MAY</u> .....	<u>20 15</u> .....
	<u>1 MAY</u> .....	<u>20 13</u> .....	.....	<u>20</u> .....
During the Further Terms:	.....	<u>20</u> .....	.....	<u>20</u> .....
	.....	<u>20</u> .....	.....	<u>20</u> .....
	.....	<u>20</u> .....	.....	<u>20</u> .....
	.....	<u>20</u> .....	.....	<u>20</u> .....

Method of Rent Review:

Subject to clause 18 of the Lease the Rent applicable from and including each Rent Review Date is the greatest of:

\*\* Market Rent on that Rent Review Date

~~\*\* CPI Rent on that Rent Review Date~~

\*\* the Rent applicable immediately before that Rent Review Date increased by 5 % of that Rent.

\*Delete if inapplicable

Other ANNUAL RENT RENVIWS TO BE BASED ON THE GREATER OF MARKET OR PLUS 5%

UNIT 2

FILE



APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.) COPYRIGHT © REIWA 2006 FOR USE BY REIWA MEMBERS

WARNING:

A real estate agent is not in a position to give legal advice with respect to the provisions of this Deed. The parties should obtain their own independent legal advice with regard to the provisions of this Deed.

# DEED OF EXTENSION TO THE STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE

This Deed of Extension of Lease is made on the 25<sup>th</sup> day of February 2011

BETWEEN

**LESSOR:**

Full Name: ADRIAAN VAN DER GIEZEN AND DELYS ARNA VAN DER GIEZEN ATF A&D VAN DER GIEZEN SUPERANNUATION FUND

Address: C/- H & N PERRY 54 MANDURAH TERRACE, MANDURAH WA 6210

Telephone: Work: 08 9535 1822 Fax: 08 9535 3648 Home: \_\_\_\_\_ Mobile: \_\_\_\_\_

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: Work: \_\_\_\_\_ Fax: \_\_\_\_\_ Home: \_\_\_\_\_ Mobile: \_\_\_\_\_

ACN: \_\_\_\_\_ ABN \_\_\_\_\_

Telephone: \_\_\_\_\_

**LESSEE:**

Full Name: HARPE PTY LTD

Address: SUITE 2 / 279 PINJARRA ROAD MANDURAH WA 6210

Telephone: Work: 08 9535 8818 Fax: 08 9581 5882 Home: \_\_\_\_\_ Mobile: \_\_\_\_\_

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: Work: \_\_\_\_\_ Fax: \_\_\_\_\_ Home: \_\_\_\_\_ Mobile: \_\_\_\_\_

ACN: \_\_\_\_\_ ABN \_\_\_\_\_

Telephone: \_\_\_\_\_

**GUARANTOR:**

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Mobile: \_\_\_\_\_

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: Work: \_\_\_\_\_ Home: \_\_\_\_\_ Mobile: \_\_\_\_\_



**Adriaan Van Der Giezen and Delys Arna Van Der Giezen as trustees  
for the A & D Van Der Giezen Superannuation Fund  
ABN 58 503 406 721**

**Reach for Training Pty Ltd ABN 78 120 579 124**

**and**

**Senthil Palani and Ramaji Senthil**

# **Lease of Unit 5, 279 Pinjarra Road, Mandurah**

**Cullen Macleod  
L a w y e r s**

95 Stirling Highway, Nedlands  
Western Australia 6009

Telephone +61 8 9389 3999

Facsimile +61 8 9389 1511

[www.cmlegal.com.au](http://www.cmlegal.com.au)

Reference: AFC:170094

## Reference Schedule

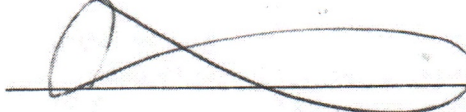
ITEM	CLAUSE REF.		PARTICULARS
1.	1.1	<b>Landlord's Name:</b>	Adriaan Van Der Giezen and Delys Arna Van Der Giezen as trustees for the A & D Van Der Giezen Superannuation Fund ABN 58 503 406 721.
		<b>Address for Service:</b>	Care of Vicus Property Group, 330 Fitzgerald Street, North Perth, Western Australia 6006
		<b>Fax:</b>	9427 7999
2.	1.1	<b>Tenant's Name:</b>	Reach for Training Pty Ltd ABN 78 120 579 124
		<b>Tenant's Trading Name:</b>	REACH for Training
		<b>Address for Service:</b>	5/125 Main Street, Blacktown, New South Wales, 2148
		<b>Telephone and Fax:</b>	0412 431 062
		<b>E-mail:</b>	suresh@reachfortraining.com.au
3.	1.1	<b>Guarantor's Name:</b>	1. Senthil Palani; and 2. Ramani Senthil
		<b>Address for Service:</b>	102 Pentecost Avenue, Pymble, New South Wales, 2073
		<b>Telephone and Fax:</b>	(02) 9144 2598
		<b>E-mail:</b>	suresh@reachfortraining.com.au
		<b>Guarantor's Secured Property</b>	Property known as 102 Pentacost Avenue Pymble, New South Wales, 2073.
4.	1.1	<b>Description of Premises:</b>	The premises known as suite 5, 279 Pinjarra Road, Mandurah, Western Australia having an approximate area of 57.80 square metres.
		<b>Description of Land:</b>	Lot 570 on Deposited Plan 59011 and being the whole of the land comprised in Certificate of Title Volume 2772 Folio 956.
		<b>Building Name:</b>	279 Pinjarra Road, Mandurah
5.	1.1	<b>Landlord's Fixtures:</b>	All fixtures and fittings on the Land as at the Commencement Date.
6.	2.1	<b>Term:</b>	One (1) year
		<b>Commencement Date:</b>	30 January 2017
		<b>Last Day of Term:</b>	29 January 2018
7.	2.3	<b>Term of First Option for Renewal:</b>	One (1) year commencing on 30 January 2018 and expiring on 29 January 2019.
		<b>First Exercise Date:</b>	The date that is six (6) months before the commencement of the Option term.
		<b>Last Exercise Date:</b>	The date that is three (3) months before the commencement of the Option term.
		<b>Term of Any Further Option(s):</b>	Not applicable
8.	3.1	<b>Rent:</b>	\$12,716.00 per annum plus GST payable at the rate of \$1059.67 plus GST per calendar month payable on the first day of every month of the Term except for the first instalment which will be paid on the Rent Commencement Date. The first instalment and the last instalment shall, if necessary, be proportionate ones.
		<b>Rent Commencement Date:</b>	One month after the Commencement Date.
9.	3.3	<b>Fixed Rate Rent Review Dates:</b>	Not applicable.
		<b>Amount for Fixed Rate Rent Review:</b>	Not applicable.

Executed as a deed:

DATE LEASE EXECUTED: 20/03/2019

Landlord

Signed by  
Adriaan Van Der Giezen as  
trustee for the A & D Van  
Der Giezen Superannuation Fund  
in the presence of:



Please  
Sign Here



Witness

KARINA MORAN

Name (please print)

Signed by  
Delys Arna Van Der Giezen as  
trustee for the A & D Van  
Der Giezen Superannuation Fund  
in the presence of:



Please  
Sign Here



Witness

KARINA MORAN

Name (please print)

Tenant

Signed by  
Nangar Nominees Pty Ltd  
ABN 26 008 869 841  
in accordance with the provisions of  
Section 127 of the Corporations Act  
by:



Secretary/Director

\_\_\_\_\_

Director

MARK POLGLASE

Name (please print)

\_\_\_\_\_

Name (please print)

Please  
Sign Here

...ed by  
...rk Leslie Polglase  
the presence of:  
...antor

*Dona Shandley-Phillips*  
Name (please print)

Witness

*[Signature]*

*M. W. [Signature]*

Cullen Macleod

Sign Here  
Please

			<p><b>2. Acknowledgement regarding Outgoings</b></p> <p>The Tenant acknowledges that the estimated Outgoings payable with respect to the Premises at the Commencement Date are approximately \$9,840.00 plus GST.</p> <p><b>3. Licence to use Unit 7</b></p> <p>(a) Provided the Tenant has:</p> <ul style="list-style-type: none"> <li>(i) executed this Lease;</li> <li>(ii) provided the Landlord with the certificates of currency in respect of its insurance obligations under this Lease; and</li> <li>(iii) provided the Landlord with the Bond,</li> </ul> <p>the Tenant may, from the day after the Tenant has complied with all the preceding requirements in this Additional Provision 3(a) to the day immediately before the Commencement Date (<b>Licence Period</b>), enter and use Unit 7, without fee (except for the payment of Services, which the Tenant must pay) as licensee for the same purpose as the Purpose and the Premises and the licence will otherwise be on the terms and conditions of this Lease.</p> <p>(b) In this additional Provision 3, <b>Unit 7</b> means Unit 7, 279 Pinjarra Road, Mandurah situated on the Land.</p>
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8.	3.1	<b>Rent:</b>	\$30,000.00 per annum plus GST payable at the rate of \$2,500.00 plus GST per calendar month payable on the first day of every month of the Term except for the first instalment which will be paid on the Rent Commencement Date. The first instalment and the last instalment shall, if necessary, be proportionate ones.
		<b>Rent Commencement Date:</b>	The Commencement Date.
9.	3.3	<b>Fixed Rate Rent Review Dates:</b>	Not applicable.
		<b>Amount for Fixed Rate Rent Review:</b>	Not applicable.
	3.4	<b>Market Rent Review Dates:</b>	1 May 2021.
	3.5	<b>CPI Rent Review Dates:</b>	On each anniversary of the Commencement Date except a date that is a Market Rent Review Date or the commencement of holding over.
10.	3.10	<b>Rate of Interest:</b>	At the rate of 15% per annum
11.	4.2	<b>Amount of Bond:</b>	\$7,304.00 (including GST).
12.	5	<b>Purpose:</b>	Offices
13.	5.2	<b>At the Commencement Date the Building is open during the following hours:</b>	9.00am to 5.00pm Monday to Friday. The Tenant may have access to the Premises 24 hours a day seven days a week.
14.	5.3	<b>Dimensions of sign on exterior of Premises:</b>	All signage may only be erected as directed by the Landlord's Managing Agent in writing.
15.	5.7	<b>Frequency of cleaning floor and interior of Premises not less than once each number of days:</b>	As frequently as is reasonable required to maintain them in a clean condition.
16.	6.5	<b>Painting of Premises during each of the following periods:</b>	During the last three (3) months of the Term or upon any earlier determination of the Term and if the Term is extended or renewed then during the last three (3) months of any further term or upon earlier determination of any further term and in any event not less than once in every 5 years from the Commencement Date.
17.	7.1	<b>Public risk amount of initial cover:</b>	\$20,000,000
		<b>Extension of worker's compensation for common law liability for amount not less than:</b>	\$10,000,000 or the statutory amount whichever is the greatest.
18	20	<b>Additional Provisions:</b>	<p><b>1. Landlord's Incentive</b></p> <p>The parties acknowledge that as an incentive to the Tenant entering into this Lease the Landlord:</p> <p>(a) has or will before the Commencement Date, at the Landlord's cost:</p> <p>(i) provide the Premises to the Tenant in a clean and tidy condition ready for occupation;</p> <p>(ii) ensure all electrical, plumbing and air conditioning to the Premises will be in good working order at the Commencement Date; and</p> <p>(b) will, at the Landlord's cost, within 3 months after the Commencement Date, upgrade the lighting to the Premises with suitable LED lighting.</p>

**Adriaan Van Der Giezen and Delys Arna Van Der Giezen as trustees  
for the A & D Van Der Giezen Superannuation Fund**

**Reach for Training Pty Ltd ABN 78 120 579 124**

**and**

**Senthil Palani and Ramali Senthil**

**Variation of Lease -  
Unit 5, 279 Pinjarra Road, Mandurah**

**Cullen Macleod  
L a w y e r s**

95 Stirling Highway, Nedlands

Western Australia 6009

Telephone +61 8 9389 3999

Facsimile +61 8 9389 1511

[www.cmlegal.com.au](http://www.cmlegal.com.au)

Reference: AFC:170225

Cullen Maceod

Executed as a deed: 11 MARCH 2017

Landlord

Signed sealed and delivered by  
Adriaan Van Der Giezen as  
trustee for the A & D Van  
Der Giezen Superannuation Fund  
in the presence of:

[Signature]  
\_\_\_\_\_  
Witness

[Signature]  
\_\_\_\_\_  
Name (please print)

Signed sealed and delivered by  
Delys Arna Van Der Giezen as  
trustee for the A & D Van  
Der Giezen Superannuation Fund  
in the presence of:

[Signature]  
\_\_\_\_\_  
Witness

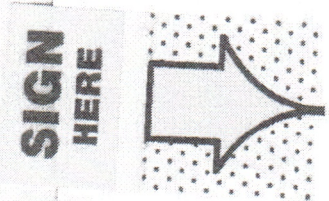
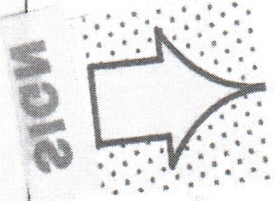
[Signature]  
\_\_\_\_\_  
Name (please print)

Tenant

Signed sealed and delivered by  
Reach for Training Pty Ltd  
ABN 78 120 579 124  
in accordance with the provisions of  
Section 127 of the Corporations Act  
by:

[Signature]  
\_\_\_\_\_  
Secretary/Director  
Name (please print)

[Signature]  
\_\_\_\_\_  
Director  
Name (please print)





Lease

Cullen Macleod

Guarantor

Signed sealed and delivered by  
Senthil Palani  
in the presence of:

W M

[Signature]

Witness

Suresh Padmanabhan  
Name (please print)

Signed sealed and delivered by  
Ramani Senthil  
in the presence of:

S. Ramani

B. M [Signature]  
Witness

DHINESH VINAYAK  
Name (please print)

	3.4	<b>Market Rent Review Dates:</b>	On each and every anniversary of the Commencement Date
	3.5	<b>CPI Rent Review Dates:</b>	Not applicable.
10.	3.10	<b>Rate of Interest:</b>	At the rate of 18% per annum.
11.	4.2	<b>Amount of Bond/Bank Guarantee:</b>	The sum equal to the total of three (3) months: (a) Rent; and (b) the Tenant's Proportion of Outgoings, plus GST.
12.	5	<b>Purpose:</b>	Office and training rooms.
13.	5.2	<b>At the Commencement Date the Building is open during the following hours:</b>	9.00am to 5.00pm Monday to Friday.
14.	5.3	<b>Dimensions of sign on exterior of Premises:</b>	All signage may only be erected as directed by the Landlord's Managing Agent in writing.
15.	5.7	<b>Frequency of cleaning floor and interior of Premises not less than once each number of days:</b>	As frequently as is reasonable required to maintain them in a clean condition.
16.	6.5	<b>Painting of Premises during each of the following periods:</b>	during the last three (3) months of the Term or upon any earlier determination of the Term and if the Term is extended or renewed then during the last three (3) months of any further term or upon earlier determination of any further term and in any event not less than once in every 5 years from the Commencement Date.
17.	7.1	<b>Public risk amount of initial cover:</b>	\$20,000,000
		<b>Extension of worker's compensation for common law liability for amount not less than:</b>	\$10,000,000 or the statutory amount whichever is the greatest.
18	20	<b>Additional Provisions:</b>	<p><b>1. Rent free Period</b></p> <p>The Tenant shall be entitled to occupy the Premises free of Rent (but subject to payment of other moneys payable under the provisions of the Lease) for a period of one (1) month from the Commencement Date as long as the Tenant observes and performs all of the covenants and obligations on the part of the Tenant contained in this Lease.</p> <p>If however, at any time:</p> <p>(a) the Tenant breaches any of the covenants and obligations on the part of the Tenant contained in this Lease and fails to remedy that breach within 14 days of the service of a notice by the Landlord on the Tenant under clause 10.4 of this Lease; or</p> <p>(b) the Landlord otherwise properly in accordance with the provisions of this Lease determines this Lease prior to the expiration of the Term following any breach or default by the Tenant; or</p>

**Adriaan Van Der Giezen and Delys Arna Van Der Giezen as trustees for the A  
& D Van Der Giezen Superannuation Fund**

**and**

**Reach for Training Pty Ltd ABN 78 120 579 124**

**and**

**Senthil Palani and Ramani Senthil**

**Deed of Extension of Lease  
Suites 5 and 6, 279 Pinjarra Road,  
Mandurah**

**Cullen Macleod**

**L a w y e r s**

95 Stirling Highway, Nedlands  
Western Australia 6009

Telephone +61 8 9389 3999

Facsimile +61 8 9389 1511

Reference: AC:PJ:26.9.17

Lessee signature:

Signed sealed and delivered by  
Reach for Training Pty Ltd  
ABN 78 120 579 124

in accordance with the provisions of  
Section 127 of the Corporations Act  
by:

S. Ramani  
Secretary/Director

RAMANI SENTHIL  
Name (please print)

[Signature]  
Director

SENTHIL PALANI  
Name (please print)

Guarantor signature

Signed sealed and delivered by  
Senthil Palani  
in the presence of:

[Signature]

[Signature]  
Witness

Suresh Padmanabhan  
Name (please print)

Signed sealed and delivered by  
Ramani Senthil  
in the presence of:

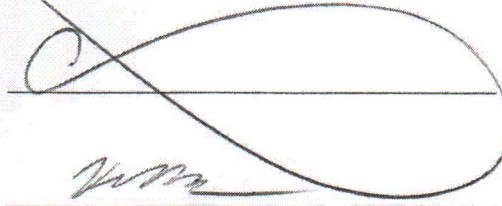
S. Ramani  
[Signature]  
Witness

Sudeshna Wagle  
Name (please print)

**Executed as a deed:**

Lessor signature:

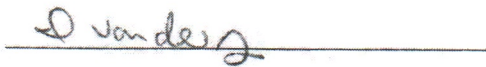
Signed by  
Adriaan Van Der Giezen as  
trustee for the A & D Van Der  
Giezen Superannuation Fund  
in the presence of:



Witness

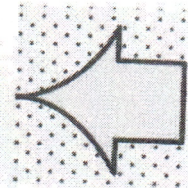
KARINA MORAN  
Name (please print)

Signed by  
Delys Arna Van Der Giezen as  
trustee for the A & D Van Der  
Giezen Superannuation Fund  
in the presence of:

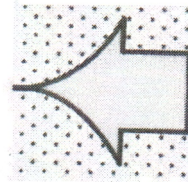


Witness

KARINA MORAN  
Name (please print)



SIGN  
HERE



SIGN  
HERE

The Guarantor acknowledges and agrees to the terms of this deed.

<b>2. Operative Provisions</b>	<b>2.1 Variation of Lease</b>	<p>On and from the Variation Date the Lease will be varied so that the Premises will include the Additional Premises and in the following manner:</p> <p>(a) in item 4 of the schedule to the Lease, the description of Premises is replaced with the following:</p> <p>"The premises known as suites 5 and 6, 279 Pinjarra Road, Mandurah, Western Australia having an approximate area of 124.8 square metres.;"</p> <p>(b) in item 8 of the schedule to the Lease, the description of Rent is replaced with the following:</p> <p>"\$27,456.00 per annum plus GST payable at the rate of \$2,288.00 plus GST per calendar month payable on the first day of every month of the Term except for the first instalment which will be paid on the Rent Commencement Date. The first instalment and the last instalment shall, if necessary, be proportionate ones.;" and</p> <p>(c) in item 18 paragraph 3 (Signage) of the schedule to the Lease, the words in brackets "being one half of one sign panel" in the 5<sup>th</sup> and 6<sup>th</sup> lines is replaced with the words "being one sign panel".</p>
	<b>2.2 Lessee's Covenants</b>	<p>The Lessee must observe and perform the Lessee's Covenants (as varied by this deed) including, in respect of the Additional Premises, from and including the Variation Date.</p>
	<b>2.3 Lessor's Covenants</b>	<p>The Lessor must observe and perform the Lessor's Covenants (as varied by this deed) including, in respect of the Additional Premises from and including the Variation Date.</p>
	<b>2.4 Covenants unaffected prior to expiry date</b>	<p>This deed does not affect the Lessee's Covenants or the Lessor's Covenants prior to the Variation Date.</p>
	<b>2.5 Covenants to remain in effect</b>	<p>Except as varied by this deed, the Lessee's Covenants and the Lessor's Covenants must remain in full force and effect after the Variation Date and not be otherwise affected by this deed.</p>
	<b>3. Guarantor</b>	

## Schedule

**Item 1: Land**

Lot 570 on Deposited Plan 59011 and being the whole of the land comprised in Certificate of Title Volume 2772 Folio 956.

**Item 2: Premises**

The premises known as suites 5 and 6, 279 Pinjarra Road, Mandurah, Western Australia having an approximate area of 124.8 square metres and being more particularly described in the Lease.

**Item 3: Lease**

A lease dated 11 March 2017 between the Lessor as lessor, the Lessee as lessee and the Guarantor as guarantor.

A variation of lease dated 6 April 2017 between the Lessor as lessor, the Lessee as lessee and the Guarantor as guarantor.

**Item 4: Renewed Term**

1 year commencing on 30 January 2018 and expiring on 29 January 2019.

**Item 5: Annual Rental**

The Annual Rental from and including the commencement of the Renewed Term shall be determined in accordance with the provisions of the Lease.

**Item 6: Rent Review during Renewed Term**

The Annual Rental is subject to review during the Renewed Term in accordance with the provisions in the Lease for the review of rent.

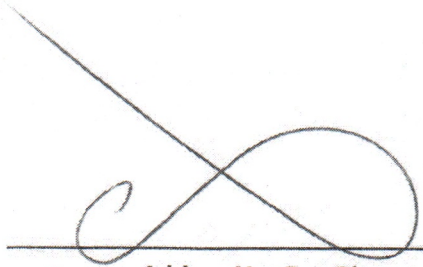
**Item 7: Special Conditions**

Not applicable.

Executed as a deed:

Lessor

Signed by Adriaan Van Der Giezen as trustee for )  
the A & D Van Der Giezen Superannuation Fund )  
in the presence of: )  
)

  
\_\_\_\_\_

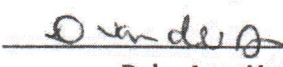
Adriaan Van Der Giezen

Signature of witness

MIRANDA PEARMAN  
Name of witness - please print

28 REES PL, WANNANUP, WA, 6210  
Address of witness

Signed by Delys Arna Van Der Giezen as trustee )  
for the A & D Van Der Giezen Superannuation )  
Fund in the presence of: )  
)

  
\_\_\_\_\_

Delys Arna Van Der Giezen

Signature of witness

MIRANDA PEARMAN  
Name of witness - please print

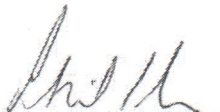
28 REES PL, WANNANUP, WA, 6210  
Address of witness

Lessee signature:

Signed sealed and delivered by  
Reach for Training Pty Ltd  
ABN 78 120 579 124  
in accordance with the provisions of  
Section 127 of the Corporations Act  
by:

  
\_\_\_\_\_  
Secretary/Director

RAMANI SENTHIL  
Name (please print)

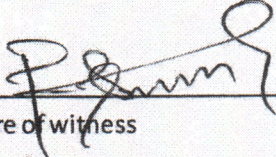
  
\_\_\_\_\_  
Director

SENTHIL PALANI  
Name (please print)



Guarantor signature

Signed by **Senthil Palani**  
in the presence of:



Signature of witness

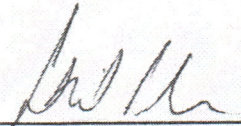
Padmanathan Suresh

Name of witness - please print

7 Boolarang Road, Pymble, NSW 2073

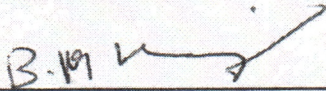
Address of witness

)  
)  
)  
)



Senthil Palani

Signed by **Ramani Senthil**  
in the presence of:



Signature of witness

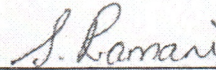
Dhinesh v Prayak

Name of witness - please print

1/24 McKern Ct Campsie NSW 2194

Address of witness

)  
)  
)  
)



Ramani Senthil

# STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)



APPROVED BY  
THE REAL ESTATE INSTITUTE  
OF WESTERN AUSTRALIA (R.E.I.W.A.)  
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00005034713

**Not for retail premises or other premises where the Commercial Tenancy  
(Retail Shops) Agreement Act 1985 applies**

## Particulars of the Lease

This document incorporates The Real Estate Institute of Western Australia (Inc.) 2017,  
General Terms and Conditions of the Lease contained in the document attached.

Before using this document please read the notes at the front of the Real Estate Institute of Western Australia (Inc.)  
2017 General Terms and Conditions of the Lease.

THIS LEASE is made  20

for the Premises at

### 1. Lessor:

Full Name:

Address:

Telephone: Work  Home

Facsimile  Email

ACN/ABN  Mobile

### 2. Lessee:

Full Name:

Address:

Telephone: Work  Home

Facsimile  Email

Full Name:

Address:

Telephone: Work  Home

Facsimile  Email

(if a corporation) Name:

ACN/ABN

Postal Address:

Address of Registered Office:

Telephone  Mobile:

Facsimile  Email

Contact Name:



# STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)



### ACCEPTANCE

SIGNED BY THE LESSEE  
(individual)

SIGNED by RAMANI SENTHIL  
FULL NAME

S. Ramani  
Signature

in the presence of  
[Signature]  
Signature of Witness

Padmasubhan Suresh  
Full Name of Witness

7 Boolarong Road  
Pymble NSW 2073  
Address of Witness

CEO  
Occupation of Witness

(Corporation)  
Reach for Training Pty Ltd  
Full Name of Corporation

78 120 579 142 ABN/AFS

EXECUTED BY THE LESSEE PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT )  
)  
)  
)  
)

S. Ramani  
Secretary/Director

RAMANI SENTHIL  
Full Name of Director / Secretary

SIGNED BY THE LESSEE  
(individual)

SIGNED by  
FULL NAME

Signature

in the presence of  
Signature of Witness

Print full name of Witness

Address of Witness

Occupation of Witness

(Corporation)  
Full Name of Corporation

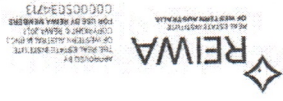
ABN/AFS

EXECUTED BY THE LESSEE PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT )  
)  
)  
)  
)

Secretary/Director

Full Name of Director / Secretary

STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)



ACCEPTANCE

SIGNED BY THE LESSOR OR THE LESSOR'S AGENT

(Individual)

SIGNED BY

Adrian van der Giezen

Signature

in the presence of:

Signature of Witness

CRISTIANE DOLAN BROWN

91 BUNNION DRIVE GUILDFORD

Address of Witness

Builder

A&D Van Der Giezen Superannuation Fund (Corporation)

58 03 406 721

EXECUTED BY THE LESSOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT

Signature

Adrian van der Giezen

Full Name of Director / Secretary

OO van der Giezen (Trustee)  
DELAYS NANA VAN DER GIEZEN (Trustee)

SIGNED BY THE LESSOR OR THE LESSOR'S AGENT

(Individual)

SIGNED BY

Full Name of Director / Secretary

Signature

in the presence of:

Signature of Witness

Print full name of Witness

Address of Witness

Occupation of Witness

(Corporation)

Full Name of Corporation

ACN/ABN

EXECUTED BY THE LESSOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT

Director / Secretary

Full Name of Director / Secretary