Van Der Giezen and Delys Arna Van Der Giezen as trustees

A & D Van Der Giezen Superannuation Fund

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

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 2018
		Last Day of Term:	The day immediately before the fifth (5th) 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 th) 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

0	3.1	Rent:	\$42,446.16 per annum plus GST payable at the
8.	3.1	Rent:	
			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.
		Rent Commencement Date:	The Commencement Date.
9.	3.3	Fixed Rate Rent Review Dates:	Not applicable.
		Amount for Fixed Rate Rent Review:	Not applicable.
	3.4	Market Rent Review Dates:	1 January 2021.
	3.5	CPI Rent Review Dates:	1 January 2017;
			1 January 2018;
			1 January 2019;
	weissing		1 January 2020;
			1 January 2022;
			1 January 2023;
			1 January 2024;
			1 January 2025; and
			1 January 2026.
10.	3.10	Rate of Interest:	
-0,	5.20	nate of interest.	The rate which is equal to 4% above the general
	rice in the second		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
11.			whichever is the greater.
11.	4.2	Amount of Bond/Bank Guarantee:	The sum equal to the total of six (6) months:
	Vindelik incoppa		(a) Rent; and
			(b) the Lessee's Proportion of Outgoings,
			plus GST.
12.	5	Purpose:	The business of audiology services and the retail
	*		sale, supply and fitting of hearing aids and
		STEENING CO. AND STEENING CO.	associated products.
13.	5.2	At the Commencement Date the Building is	9.00am to 5.00pm Monday to Friday
	Value de produ	open during the following hours:	The state of the s
14.	5.3	Dimensions of sign on exterior of Premises:	All signage may only be erected as directed by
			the Landlord's Managing Agent in writing.
15.	5.7	Frequency of cleaning floor and interior of	As frequently as is reasonable required to
		Premises not less than once each number	maintain them in a clean condition.
		of days:	The street in a creat condition.
16.	6.5	Painting of Premises during each of the	during the last three (3) months of the Term or
		following periods:	upon any earlier determination of the Term and
			if the Term is extended or renewed then during
	***		the last three (2) menths of any first and
			the last three (3) months of any further term or
	***************************************		upon earlier determination of any further term
		6	and in any event not less than once in every 5
17.	7.1	Public risk amount of initial cover:	years from the Commencement Date.
			\$20,000,000
		Extension of worker's compensation for	\$10,000,000 or the statutory amount whichever
	10	common law liability for amount not less	is the greatest.
		than:	

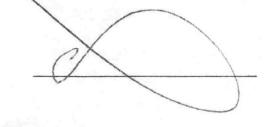
18	19	Additional Provisions:	Condition Precedent
			This Lease is subject to and conditional upon Graham Weir & Associates Pty Ltd ACN 136 976 111 on or about the date of execution of this Lease entering into a surrender of the existing lease in respect of the Premises with the Landlord on terms and 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	1:	ed	e	d	a	as	d	e	Jt	CL	C	xe	E
--------------------	----	----	---	---	---	----	---	---	----	----	---	----	---

DATE LEASE EXECUTED: 28 SCHEMBER 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:



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:

D von du

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

Secretary/Director

Matthew Tattersall Name (please print)

Director

GAUG SENNEJIL

Name (please print)

Van Der Giezen and Delys Arna Van Der Giezen as trustees

A & D Van Der Giezen Superannuation Fund

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

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 world
		Last Day of Term:	The day immediately before the fifth (5th) 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 th) 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.
	1	Term of Any Further Option(s):	Not applicable

8.	3.1	Rent:	\$42,446.16 per annum plus GST payable at the
0.	3.1	Rent.	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
			The state of the s
			necessary, be proportionate ones.
		Rent Commencement Date:	The Commencement Date.
9.	3.3	Fixed Rate Rent Review Dates:	Not applicable.
		Amount for Fixed Rate Rent Review:	Not applicable.
	3.4	Market Rent Review Dates:	1 January 2021.
	3.5	CPI Rent Review Dates:	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	Rate of Interest:	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
	Visitation		dollars (\$100,000) or the rate of twelve per
			centum (12%) per annum on such amounts
			whichever is the greater.
11.	4.2	Amount of Bond/Bank Guarantee:	The sum equal to the total of six (6) months:
		5.	(a) Rent; and
			(h) the Lesses's Drawartian of Outrains
	ricinos que maria de la companio del companio de la companio del companio de la companio del companio de la companio de la companio de la companio del companio de la companio del companio de la companio del companio		(b) the Lessee's Proportion of Outgoings,
45			plus GST.
12.	5	Purpose:	The business of audiology services and the retail
	*		sale, supply and fitting of hearing aids and
			associated products.
13.	5.2	At the Commencement Date the Building is	9.00am to 5.00pm Monday to Friday
		open during the following hours:	
14.	5.3	Dimensions of sign on exterior of Premises:	All signage may only be erected as directed by
4.0			the Landlord's Managing Agent in writing.
15.	5.7	Frequency of cleaning floor and interior of	As frequently as is reasonable required to
		Premises not less than once each number	maintain them in a clean condition.
		of days:	
16.	6.5	Painting of Premises during each of the	during the last three (3) months of the Term or
		following periods:	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	Public risk amount of initial cover:	\$20,000,000
		Extension of worker's compensation for	\$10,000,000 or the statutory amount whichever
	***************************************	common law liability for amount not less	is the greatest.
	1	than:	

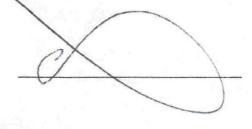
18	19	Additional Provisions:	Condition Precedent
			This Lease is subject to and conditional upon Graham Weir & Associates Pty Ltd ACN 136 976 111 on or about the date of execution of this Lease entering into a surrender of the existing lease in respect of the Premises with the Landlord on terms and 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.

E	xe	CU	te	d	as	a	d	ee	d	
-										

DATE LEASE EXECUTED: 28 SCATEMBER 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

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:

D von de 2

NRW

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

hv.

Secretary/Director

Matthew Tattersall

Name (please print)

Director

Name (please print)

RENNEDIK

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

Lawyers

95 Stirling Highway, Nedlands Western Australia 6009 Telephone +61 8 9389 3999 Facsimile +61 8 9389 1511 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
4-1		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:	mark.polglase@growthpartners.com.au
3.	1.1	Guarantor's Name:	Mark Leslie Polglase
3.	4.4	Address for Service:	29 Paperbark Place, West Pinjarra, Western Australia 6208
		Telephone and Fax:	Tel: 0427 953 555
		E-mail:	mark.polglase@growthpartners.com.au
		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	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:	S. William
Signature of witness	Stephen Paul Williams
CHARMAINE JONES	
Name of witness - pyrkoni ROAD ACCOUNT! UNIT 2, 103 DIXON ROAL ROCKINGHAM WA 6168	
PH (08) 9527 7714 FAX (08) 952 Address of witness	:/ 7854
Signed by Andrew William Greaves in the presence of:) Mr Genus
Bullmont	Andrew William Greaves
Signature of witness	
RENAE BULLIVANT	
Name of witness - please print	
Maxim Business Solutions	
PO Box 5251 Address of witness Rockingham Beach WA 6969	
VVA 0909	
Signed by Stephen Malcolm Birch in the presence of:	1 - the last
Koffe	Stephen Malcolm Birch
Signature of witness	
PHILIP ADLEY	
Name of wiPESL plaxAprion AND ACCOUNTING WINIT 3/279 PINJARRA ROAD	
MANDURAH WA 6210 Address of witness	

Signed by Sharon Tracey Birch in the presence of:

Signature of witness

Name of witness - please minutes - please -

Address of witness

1

Sharon Tracey Birch

Sign He

Executed as a deed:	
Lessor	
Signed by Adriaan Van Der Giezen in the presence of:	
Me	Adriaan Van Der Giezen
Signature of witness	Addition 100 decem
Miranda Pearman	
Name of witness - please print	
28 Rees Pl, Wannanyp	
Address of witness	
Signed by Delys Arna Van Der Giezen in the presence of:	
) so ion des
ar	Delys Arna Van Der Giezen
Signature of witness	**
Miranda Pearman	
Name of witness - please print	
28 Rees Pl, Wannanyp	
Address of witness	
Lessee	
Signed by	
Harpe Pty Ltd (ACN 063 093 701) in accordance with Section 127 of	
the Corporations Act 2001 (Cth)	
by:	
- And Sull	
Director/Secretary	Director
Stephen Malcolm Birch	Sharon Tracey Birch

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 Cornellia 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.

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

Lawyers
95 Stirling Highway, Nedlands
Western Australia 6009
Telephone +61 8 9389 3999
Facsimile +61 8 9389 1511
www.cmlegal.com.au
Reference: 160318



EXECUTED BY THE PARTIES AS A DEED

SIGNED BY THE GUARANTOR (Individual)	SIGNED BY THE GUARANTOR (Individual)
SIGNED by ANDREW WILLIAM GREAVES	SIGNED by
all Genuls	
Signature	Signature
in the presence of: Abullyout	in the presence of:
Signature of Witness	Signature of Witness
RENAE JOYCE BULLIVANT Full name of Witness	Full name of Witness
15 WYOLA STREET	
COOLODNIGUP WA 6168	
Address of Witness	Address of Witness
A CCOUNTANT	
Occupation of Witness	Occupation of Witness
(Corporation)	(Corporation)
Full name of Corporation	Full name of Corporation
ACN/ABN	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)
Sole / Director	Sole / Director
Full Name of Director	Full Name of Director
A true copy of this document has been received by each of the signatories hereto - to General Terms and Conditions of the Lease in the attached document.	together with a copy of the Real Estate Institute of Western Australia (Inc.) 2006

CUTED BY THE PARTIES AS A DEED

IED BY THE GUARANTOR	SIGNED BY THE GUARANTOR (Individual)
vidual)	SIGNED by STEPHEN PAUL WILLIAMS
VED by CORNELIA MARIA JOHANNA KNIPPERS	5. William
Signature	Signature
e presence of:	in the presence of: ABullnant
Signature of Witness	Signature of Witness
Sharon T Birch	RELYAE JOYCE BULLIVAN T
Full name of Witness	
29 Rochester Way.	15 WYOLA STREET
Monduralh 6210 Address of Witness	COOLOONGUP WA 6168 Address of Witness
Accountent	ACCOUNTANT
Occupation of Witness	Occupation of Witness
tion\	(Corporation)
orporation) HARPE STY LTD Full name of Corporation	Full name of Corporation
30630 93701 ACN/ABN	ACN/ABN
(ECUTED BY THE GUARANTOR PURSUANT) ITS CONSTITUTION AND THE CORPORATIONS ACT	EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT)
Many !	
Sofe / Director	Sofie / Director
ORNELIA MARIA JOKANNA Full Name of Director KNAPPERS	Full Name of Director
MAPPERS	
HARPE PTY LTD	
A.C.N. 063 093 701 ** COMMON SEAL	
The same of the sa	100 \ 2006

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 Seneral Terms and Conditions of the Lease in the attached document.

COPYRIGHT

The copyright of this lease is the property of the Real Estate Institute of Western Australia (Inc) and neither the form nor any part of it may be used or reproduced by any nethod whatsoever or incorporated by reference or in any manner whatsoever in any other document without the consent of the institute.

NED BY THE GUARANTOR ividual) NED by CORNELIA MARIA JOHANNA KNIPPERS	SIGNED BY THE GUARANTOR (Individual) SIGNED by STEPHEN PAUL WILLIAMS Signature
ne presence of: Signature Signature of Witness	in the presence of: ABullnant Signature of Witness
Sharon T Birch Full name of Witness	REVAL JOYCE BULLVANT Full name of Witness
29 Rochester Way. Mondurah 6210 Address of Witness	15 WYOLA STREET COOLOONGLIP WA 6168 Address of Witness
Accountent Occupation of Witness	ACCOUNTANT Occupation of Witness
	(Corporation)
Full name of Corporation 30630 G 3 7 0 ACN/ABN EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT	Full name of Corporation ACN/ABN EXECUTED BY THE GUARANTOR PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT)
0/1/11/1)
, sofe / Director	Sole / Director
PORNELIA MARIA JOKANNA Full Name of Director KHAPPERS	Full Name of Director
HARPE PTY LTD	

COMMON SEAL 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.



SIGNED BY THE LESSEE	SIGNED BY THE LESSEE
(Individual)	(Individual)
SIGNED by	SIGNED by
(FULL NAME)	(FULL NAME)
in the presence of:	Signature in the presence of:
Signature of Witness	Signature of Witness
Sharon Brich Full name of Witness	Full name of Witness
29 Rochester Way	
Mondural 6210 Address of Witness	Address of Witness
Accountent. Occupation of Witness	Occupation of Witness
(Corporation) PARPE PTY LTD	(Corporation) HARPE PTY LTD
o 6 3 o 9 3 To ACN/ABN	Full name of Corporation 063 093 701 ACN/ABN
EXECUTED BY THE LESSEE PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT HA PT	EXECUTED BY THE LESSEE PURSUANT TO ITS CONSTITUTION AND THE CORPORATIONS ACT RPE Y LTD
A.C.N. OF	63 093 701 MY ON SEAL
/ Director	Director / Secretary
ORNEUA JARA Full Name of Director	Full Name of Director / Secretary
JOHANNA KNAPPERS	



EXECUTED BY THE PARTIES AS A DEED

SIGNED BY THE LESSOR OR THE LESSOR'S AGENT	SIGNED BY THE LESSOR OR THE LESSOR'S AGENT
(Individual)	(Individual)
SIGNED by	SIGNED by Duanded
ADRIAAN VAN DER GIEZEN	DELYS ARNA VAN DER GIEZEN
(FULL NAME)	(FULL NAME)
Signature	Signature
in the presence of:	in the presence of:
Signature of Witness	Signature of Witness
Sordra Can Walliams Full name of Witness	Sadra Can Williams Full name of Witness
PO BOX 367 Prijana WA 6208	PO BOX 367 Pringra WA 6208
Address of Witness	Address of Witness
Adrin Assistant	Admin Assistant.
Occupation of Witness	Occupation of Witness
(Corporation)	(Corporation)
Full name of Corporation	Full name of Corporation
ACN/ABN	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

	*********************************	**************************	*******************************	************************************	as Lessor
	HARPE PTY LTD				as Lessee
	CORNELIA MARIA JOHA	NNA KNAPPERS & S		S & ANDREW WILLIAM	GREAVES
	DETAILS OF ANY PREVIOU	JS ASSIGNMENTS EXT	ENSIONS OR VARIATIONS (OF THE LEASE:	
2.	THE PREMISES:				
	*The Land				
	*That part of the Land situate	e at and known as	PINJARRA ROAD, MAND	DURAH WA 6210 SUITE	2
	which is depicted (if any) on	the annexed plan *Dele	te if inapplicable		
3.	TERM OF THE LEASE (a	as previously extend	led):		*
	months commencing of	on the day of	20 and the E	xpiry Date being the	day of20
4.	EXTENDED TERM (exter	nded by this deed):			
	60months commencing o	on the 1 day of MA	Y 20.11		
	FURTHER TERMS (option	*			
	months commencing o	in	20		
	months commencing o				
6.	-	n	20		
6.	months commencing o	nt of the Extended To	20erm):	7,600.00 per annu	m. pavable by instalmen
6.	months commencing of RENT (at commencement From the date of commencement remains and the commencement remains a commencemen	nt of the Extended To	20 erm): rm until varied the Rent is \$		m, payable by instalmen
	RENT (at commencement from the date of commencement seed of \$2,300.00 +	nt of the Extended To	20erm):		m, payable by instalmen
7.	RENT (at commencement from the date of commencement from the date of commencement from the date of commencement from \$2,300.00 from RENT REVIEW DATES:	nt of the Extended Tement of the Extended Tem	erm): rm until varied the Rent is \$ dvance on the first day of eac	h month	,
7.	RENT (at commencement from the date of commencement should be seen as \$2,300.00 + 100.00 from the seen as \$2,000.00 + 100.00 from the seen	nt of the Extended Toment of the Extended Tenter of the Extended Ten	erm): rm until varied the Rent is \$ dvance on the first day of eac	h month 1 MAY	20 14
7.	RENT (at commencement from the date of commencement from the date of commencement from the date of commencement from \$2,300.00 from RENT REVIEW DATES:	nt of the Extended Tement of the Extended Tem	erm): rm until varied the Rent is \$\frac{2}{2}\$ dvance on the first day of eac \text{20 11} \text{20 12}	1 MAY 1 MAY	20 14 20 15
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7.	RENT (at commencing of RENT (at commencement of \$2,300.00 + RENT REVIEW DATES: During the Extended Terms: Method of Rent Review: Subject to clause 18 of the	nt of the Extended Tement of the Extended Tem	20	h month 1 MAY 1 MAY	20
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APPROVED BY
THE REAL ESTATE INSTITUTE
OF WESTERN AUSTRAL A (NO.)
COPYRIGHT © REIWA 2006
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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 I	Deed of Extension of Lease is m	nade on the25 T	day of	February	201.l
BETW	EEN				
	LESSOR:				
	Full Name: ADRIAAN VAN DER GIL	EZEN AND DELYS ARNA	A VAN DER GIE	ZEN ATT- AAC	SVAN DER CHEZE
	Address: C/- H & N PERRY 54 MAI	NDURAH TERRACE, MA	NDURAH WA 62	210	
	Telephone: Work: 08 9535 1822				
	Full Name:			***************************************	, , , , , , , , , , , , , , , , , , ,
	Address:				
	Telephone: Work:	Fax:	Home:	Mobile:	
	ACN:	·····	AE	3N	
	Telephone:	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	LESSEE:				
	SUITE 2 / 279 PINJARR		4 0040		
	Telephone: Work: 08 9535 8818				
	Full Name:	······································	*********	***************************************	
	Address:				
	Telephone: Work:	Fax:	Home:	Mobile:	
	ACN:				
	Telephone:				
	GUARANTOR:				
	Full Name:				
	Address:				
		at.			
	Telephone: Work:				
	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 Ramali Senthil

Lease of Unit 5, 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

Reference: AFC:170094

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 Vicus Property Group, 330 Fitzgerald Street, North Perth, Western Australia 6006
		Fax:	9427 7999
2.	1.1	Tenant's Name:	Reach for Training Pty Ltd ABN 78 120 579 124
		Tenant's Trading Name:	REACH for Training
uiga, si isan ja uu aan menadan muhammakin en menemen	12	Address for Service:	5/125 Main Street, Blacktown, New South Wales, 2148
		Telephone and Fax:	0412 431 062
		E-mail:	suresh@reachfortraining.com.au
3.	1.1	Guarantor's Name:	Senthil Palani; and Ramani Senthil
		Address for Service:	102 Pentecost Avenue, Pymble, New South Wales, 2073
	1	Telephone and Fax:	(02) 9144 2598
		E-mail:	suresh@reachfortraining.com.au
		Guarantor's Secured Property	Property known as 102 Pentacost Avenue Pymble, New South Wales, 2073.
4.	1.1	Description of Premises:	The premises known as suite 5, 279 Pinjarra Road, Mandurah, Western Australia having an approximate area of 57.80 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:	One (1) year
· ·		Commencement Date:	30 January 2017
		Last Day of Term:	29 January 2018
7.	2.3	Term of First Option for Renewal:	One (1) year commencing on 30 January 2018 and expiring on 29 January 2019.
		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	Rent:	\$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
	en distribução que		necessary, be proportionate ones.
		Rent Commencement Date:	One month after the Commencement Date.
9.	3.3	Fixed Rate Rent Review Dates:	Not applicable.
٥.	3.3	Amount for Fixed Rate Rent Review:	Not applicable.

Executed as a deed:		
DATE LEASE EXECUTED: 20.03	2019	
DATE LEASE EXECUTED		
Landlord		
Landioru		Pleas
Signed by Adriaan Van Der Giezen as trustee for the A & D Van Der Giezen Superannuation Fund in the presence of:		Sign Here
	76	
 Supremental Control of the Control of	Witness	
	KARINA MORAN	
	Name (please print)	
		PI
Signed by	C. E. da. A	Sign H
Delys Arna Van Der Giezen as trustee for the A & D Van Der Giezen Superannuation Fund in the presence of:	D unage!	
If the presence or.		
	un-	
	Witness	
	KARINA MORAN	
	Name (please print)	
	5, 3	
Tenant	e y	
Signed by		
Nangar Nominees Pty Ltd		
ABN 26 008 869 841		
in accordance with the provisions of		
Section1 27 of the Corporations Act		
by:		Sign H
MIN		
Secretary/Director	Director	
20		
MARK POLGLASE	Name (please print)	
Name (please print)	Manie (biease binte)	

60 q	Mac	uəl	Cul

arantor

the presence of: ned by

Witness

Name (please print)

2. Acknowledgement regarding Outgoings

The Tenant acknowledges that the estimated Outgoings payable with respect to the Premises at the Commencement Date are approximately \$9,840.00 plus GST.

3. Licence to use Unit 7

- (a) Provided the Tenant has:
 - (i) executed this Lease;
 - (ii) provided the Landlord with the certificates of currency in respect of its insurance obligations under this Lease; and
 - (iii) provided the Landlord with the Bond,

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 (Licence Period), 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.

(b) In this additional Provision 3, Unit 7 means Unit 7, 279 Pinjarra Road, Mandurah situated on the Land.

8.	3.1	Rent:	\$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.
		Rent Commencement Date:	The Commencement Date.
			Not applicable.
9.	3.3	Fixed Rate Rent Review Dates:	Not applicable.
		Amount for Fixed Rate Rent Review:	1 May 2021.
	3.4	Market Rent Review Dates: CPI Rent Review Dates:	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	Rate of Interest:	At the rate of 15% per annum
11.	4.2	Amount of Bond:	\$7,304.00 (including GST).
12.	5	Purpose:	Offices
13.	5.2	At the Commencement Date the Building is open during the following hours:	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	Dimensions of sign on exterior of Premises:	All signage may only be erected as directed by the Landlord's Managing Agent in writing.
15.	5.7	Frequency of cleaning floor and interior of Premises not less than once each number of days:	As frequently as is reasonable required to maintain them in a clean condition.
16.	6.5	Painting of Premises during each of the following periods:	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	Public risk amount of initial cover: Extension of worker's compensation for common law liability for amount not less than:	\$20,000,000 \$10,000,000 or the statutory amount whichever is the greatest.
18	20		1. Landlord's Incentive
			The parties acknowledge that as an incentive to the Tenant entering into this Lease the Landlord: (a) has or will before the Commencement
			Date, at the Landlord's cost: (i) provide the Premises to the Tenant in a clean and tidy condition ready for occupation;
			(ii) ensure all electrical, plumbing and air conditioning to the Premises will be in good working order at the Commencement Date; and
			(b) will, at the Landlord's cost, within 3 months after the Commencement Date, upgrade the lighting to the Premises with suitable LED lighting.

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 Lawyers

95 Stirling Highway, Nedlands Western Australia 6009 Telephone +61 8 9389 3999 Facsimile +61 8 9389 1511 www.cmlegal.com.au Reference: AFC:170225

Executed as a deed:

DATE LEASE EXECUTED: 11 MARCH 3017

Landlord

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

Name (please print)

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

Name (please print)

SIGN

(Jaine (please print)

Name (please print) S. Lamaur

Section 22 of the Corporations Act in accordance with the provisions of

AST 972 0ST 87 N8A Reach for Training Pty Ltd Signed sealed and delivered by

Tenant

Guarantor

Signed sealed and delivered by Senthil Palani

in the presence of:

Witness

Name (please print)

Signed sealed and delivered by Ramani Senthil

in the presence of:

S. Romani

Witness

DHINESH VINAYAK

Name (please print)

	3.4	Market Rent Review Dates:	On each and every anniversary of the Commencement Date
	3.5	CPI Rent Review Dates:	Not applicable.
10.	3.10	Rate of Interest:	At the rate of 18% per annum.
11.	4.2	Amount of Bond/Bank Guarantee:	The sum equal to the total of three (3) months: (a) Rent; and (b) the Tenant's Proportion of Outgoings, plus GST.
12.	5	Purpose:	Office and training rooms.
13.	5.2	At the Commencement Date the Building is open during the following hours:	9.00am to 5.00pm Monday to Friday.
14.	5.3	Dimensions of sign on exterior of Premises:	All signage may only be erected as directed by the Landlord's Managing Agent in writing.
15.	5.7	Frequency of cleaning floor and interior of Premises not less than once each number of days:	As frequently as is reasonable required to maintain them in a clean condition.
16.	6.5	Painting of Premises during each of the following periods:	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	Public risk amount of initial cover:	\$20,000,000
		Extension of worker's compensation for common law liability for amount not less than:	\$10,000,000 or the statutory amount whichever is the greatest.
18	20	Additional Provisions:	1. Rent free Period 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.
			If however, at any time:
			(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
	à	48	(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

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

Lawyers 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 Section1 27 of the Corporations Act by:

Director

Name (please print)

Guarantor signature

Signed sealed and delivered by Senthil Palani

in the presence of:

Name (please print)

Signed sealed and delivered by Ramani Senthil

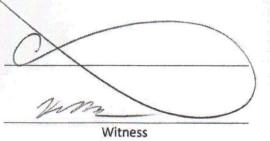
in the presence of:

Sudeshna

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:



KARINA MORAN
Name (please print)

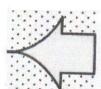
Signed by
Delys Arna Van Der Giezen as
trustee for the A & D Van Der
Giezen Superannuation Fund
in the presence of:

D vander of

Witness

KARINA MORAN

Name (please print)



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2.1 Variation of Lease

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:

- (a) in item 4 of the schedule to the Lease, the description of Premises is replaced with the following:
- "The premises known as suites 5 and 6, 279 Pinjarra Road, Mandurah, Western Australia having an approximate area of 124.8 square metres.";
- in item 8 of the schedule to the Lease, the description of Rent is replaced with the following:

"\$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 instalment which will be paid on the Rent Commencement Date. The first instalment and the last instalment shall, if necessary, be proportionate ones."; and

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^{th} and 6^{th} lines is replaced with the words "being one sign panel".

2.2 Lessee's Covenants

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.

2.3 Lessor's Covenants

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.

2.4 Covenants unaffected prior to expiry date

This deed does not affect the Lessee's Covenants or the Lessor's Covenants prior to the Variation Date.

2.5 Covenants to remain in effect

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.

3. Guarantor

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

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:	
,	
M-	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:	
1	inder
· ~	Delys Arna Van Der Giezen
signature of witness	
MIRANDA PEARMAN	
Name of witness - please print	
28 REES PL, WANNANUL, WA, blo	
Address of witness	
acces signature.	
essee signature:	
Signed sealed and delivered by	
Reach for Training Pty Ltd	
ABN 78 120 579 124	
n accordance with the provisions of	
Section 127 of the Corporations Act	

by:

Secretary/Director

Name (please print)

Director

Name (please print)

Guarantor signature

Signed by Senthil Palani	
in the presence of:	} lastle
- Farm	Senthil Palani
Padarana Shan Suxes Name of witness-please print	
7 Bookarang Road, Pa	amble, New 20+3.
Signed by Ramani Senthil in the presence of:	} S. Ramari
Signature of witness	Ramani Senthil
Dhinesh Prayak Name of witness - please point	
1/24 Mckern et Campsie	NSW 2194

400B 07/17

STANDARD COMMERCIAL/INDUSTRIAL PROPERTY LEASE (PART B)



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.

415 LEASE is made		20th June		<u> </u>		18	
r the Premises at		Unit 7, 279 Pinjarra Road, Mandurah WA 6210					
	Lessor:	L			and the state of t		
Full Name:		A&D Van Der Giezen Superannuation Fund					
		C/- Vicus Commercial, PO Box 170, North Perth WA 6906					
	Telephone:	Work	08 9427 7955	Home [
	Facsimile			Email	info@vicusgroup	.com	
	· ACN/ABN			Mobile			
Lessee: Full Name: Address:							
		an december and contact and a second and contact and c					
		*					
	Telephone	Work		Home			
	Facsimile			Email [
	Full Name:						
Address:							
	Telephone	Work [Home			
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(if a corporat	(if a corporati	ion) Name: Reach for Training Pty Ltd					
ACN/ABN Postal Addre		78 120 579 124					
		5/125 Main Street, Blacktown NSW 2148					
		gistered Office					
	Telephone [and with the transmission of the control of the con	Mobile:	0416 962 993		
	Facsimile [Email [michellej@reac	hfortraining.com.au	
	Contact Name	Michelle					

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