

Princess Aditi Pty Ltd  
A.C.N. 124 143 059

**Director**  
Tanya Cole

C/- NannySA  
339 Payneham Road  
Marden SA 5070

Telephone: (08) 8132 1800  
Facsimile: (08) 8132 1805

1st October 2010

Ms T Cole  
C/- Nanny SA  
339 Payneham Road  
MARDEN SA 5070

Dear Tanya

**Re: 224 Glen Osmond Road, Fullarton SA 5063**

We refer to our recent discussions and wish to confirm the basic lease terms and conditions of the property.

Proposed Lessee Name  
& Address:

Hessel Pty Ltd  
C/- Nanny SA  
339 Payneham Road, Marden SA 5070

Name & Address of Lessor:

Princess Aditi Pty Ltd ATF Cole Superannuation  
Fund  
C/- Nanny SA  
339 Payneham Road, Marden SA 5070

Premises:

That portion of the area as delineated on the plan attached.

Car Parks:

9 car parks as per attached car park plan.

Lease Term:

5 years.

Right of Renewal:

5 years.

Lease Commencement:

1st October 2010 (but the landlord has consented to prior access by the tenant).

Rent Commencement:

1st October 2010.

Occupation to Fit-Out:

Any time from 30th September 2010.

Use of Premises:	Office Accommodation.
Rental:	Base Rent: \$90,000 plus GST p.a. payable monthly in advance at the rate of \$7,500 plus GST per month. Car Parks: 9 semi under cover car park as shown based on \$75 per space per calendar month.
Rent Reviews:	Rent to be increased annually by CPI or 4% p.a. whichever is the greater.
Market Review:	At the end of year 5 as per independent valuation.
Property Outgoings:	N/A.
Tenant Obligations:	The tenant will be responsible for the following: <ol style="list-style-type: none"><li>1. Rates and taxes.</li><li>2. Air conditioning costs.</li><li>3. Building insurance.</li><li>4. Cleaning.</li><li>5. Electricity.</li><li>6. Telephone.</li><li>7. Other outgoings.</li></ol>
Tenancy Works:	All internal partitions, alterations or modifications to the structure will be at the tenant's expense and subject to the landlord's prior approval.
Special Conditions:	<ol style="list-style-type: none"><li>1. The tenant resumes the right to sublet the premises.</li></ol>

Please sign below confirming your offer on the terms and conditions as set out herein, and return to this office as soon as possible and details of the proposed lessee.

We will then arrange for this proposal to be countersigned.

Yours sincerely,  
Princess Aditi Pty Ltd

Ms T Cole  
Director

I, Ms Tanya Cole, director of Hessel Pty Ltd confirm our understanding on the terms and conditions set out in this lease agreement.

For and on behalf of Hessel Pty Ltd.

Signed:



Ms T Cole

Dated ..... 1/10/10 .....