

**LEASE**  
New South Wales  
Real Property Act 1900

**PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.**

**STAMP DUTY**

Insert Duties Assessment No. as issued by Revenue NSW Office.

Duties Assessment No. \_\_\_\_\_

(A) **TORRENS TITLE**

Property leased  
10/SP36878

(B) **LODGED BY**

Document  
Collection  
Box

Name, Address or DX, Telephone, and Customer Account Number if any.

Serge Perkovic, Northfields Lawyers ABN 15607938518,  
PO Box 586 Double Bay NSW 1360; Telephone 0408694686

Email: serper@bigpond.com

Reference: NRD Little Secrets

**CODE**

**L**

(C) **LESSOR**

SCHIELANG PTY LTD ACN 080 391 779

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

(D) Encumbrances (if applicable): \_\_\_\_\_

(E) **LESSEE**

LITTLE SECRETS BAKEHOUSE PTY LTD  
ACN 626 853 889

(F) **TENANCY:** \_\_\_\_\_

- (G) 1. **TERM** Three (3) years
- 2. **COMMENCING DATE** 20 January 2021
- 3. **TERMINATING DATE** 21 January 2024
- 4. With an **OPTION TO RENEW** for a period of Three (3) Years, two times  
set out in clause 4 of ANNEXURE "B"
- 5. With an **OPTION TO PURCHASE** set out in clause \_\_\_\_\_ of \_\_\_\_\_
- 6. Together with and reserving the **RIGHTS** set out in clause \_\_\_\_\_ of \_\_\_\_\_
- 7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** A and B hereto.
- 8. Incorporates the provisions set out in Annexures A and B  
No. N.A.
- 9. The **RENT** is set out in \_\_\_\_\_ No. 8 of ANNEXURE A

DATE \_\_\_\_\_

(H)

Certified correct for the purposes of the Real Property Act 1900 by the company named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Company: SCHIELANG PTY LTD ACN 080 391 779

Authority: section 127 of the Corporations Act 2001

Signature of authorised person: \_\_\_\_\_

Signature of authorised person: \_\_\_\_\_

Name of authorised person: Gerhard Langreiter

Office held: Director

Name of authorised person: Elizabeth Langreiter

Office held: Director

Certified correct for the purposes of the Real Property Act 1900 by the company named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Company: LITTLE SECRETS BAKEHOUSE PTY LTD ACN 626 853 889

Authority: section 127 of the Corporations Act 2001

Signature of authorised person: \_\_\_\_\_

Signature of authorised person: \_\_\_\_\_

Name of authorised person: Daniel Collins

Office held: Director

Name of authorised person: Maria Varnier

Office held: Director

(I) **STATUTORY DECLARATION \***

I GERHARD LANGREITER

solemnly and sincerely declare that—

1. The time for the exercise of option to renew in expired lease No. AE339288 has ended; and
2. The lessee under that lease has not exercised the option.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900.

Made and subscribed at \_\_\_\_\_ in the State of New South Wales on \_\_\_\_\_

in the presence of \_\_\_\_\_ of \_\_\_\_\_,

Justice of the Peace (J.P. Number: \_\_\_\_\_ )  Practising Solicitor

Other qualified witness [specify] \_\_\_\_\_,

# who certifies the following matters concerning the making of this statutory declaration by the person who made it:

1. I saw the face of the person OR I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering; and
2. I have known the person for at least 12 months OR I have confirmed the person's identity using an identification document and the document I relied on was a \_\_\_\_\_ [Omit ID No.]

Signature of witness: \_\_\_\_\_

Signature of applicant: \_\_\_\_\_

\* As the services of a qualified witness cannot be provided at lodgment, the declaration should be signed and witnessed prior to lodgment. # If made outside NSW, cross out the witness certification. If made in NSW, cross out the text which does not apply.