

Form: 07VL
Firm name: Sparke Helmore Lawyers
Release: 3.3

VARIATION OF LEASE

New South Wales
Real Property Act 1900

Leave this space clear. Affix additional pages to the top left-hand corner.

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

Revenue NSW use only

(A) TORRENS TITLE

100/1176600

(B) HEAD LEASE

Number

Torrens Title

(C) LODGED BY

Document Name, Address or DX, Telephone, and Customer Account Number if any
Collection Sparke Helmore Lawyers
Box

CODE

VL

Reference:

(D) LESSOR

Normoyle Property Nominees Pty Ltd ACN 164 438 699

(E) LEASE VARIED

AH789491V

(F) LESSEE

Ampol Australia Petroleum Pty Ltd ACN 00 032 128

- (G) 1. The **rent** is increased to \$321,000.00 per annum on and as from 15 May 2023
- 2. The **term** is increased to 15 years so as to expire on 14 May 2028
- 3. The **option to renew** is modified to 1 further term of 5 years
- 4. The **provisions** of the lease are varied as set out in annexure A hereto.

(H) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Normoyle Property Nominees Pty Ltd ACN 164 438 699
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: See Annexure A page 6

Signature of authorised person: See Annexure A page 6

Name of authorised person:
Office held: Director / Secretary / Sole
Director/Secretary / Other

Name of authorised person:
Office held: Director / Secretary / Sole
Director/Secretary / Other

*** s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.*

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

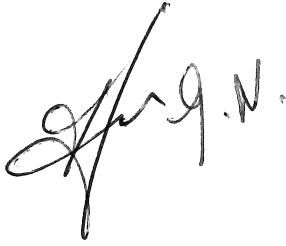
Corporation: Ampol Australia Petroleum Pty Ltd ACN 00 032 128
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: See Annexure A page 6

Signature of authorised person: See Annexure A page 6

Name of authorised person:
Office held: Director / Secretary / Sole
Director/Secretary / Other

Name of authorised person:
Office held: Director / Secretary / Sole
Director/Secretary / Other

A handwritten signature in black ink, appearing to be 'G. N.', written in a cursive style.

Annexure A

1. Variations

The Lessor and Lessee acknowledge and agree that registered lease AH789491V ('Lease') is varied on and from 15 May 2023 as follows:

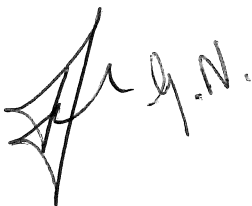
- a. '*Bermark Pty Limited ACN 000 798 658*' is replaced with '*Normoyle Property Nominees Pty Ltd ACN 164 438 699*' wherever it appears in the Lease;
- b. '*Caltex Australia Petroleum Pty Limited (Caltex)*' is replaced with '*Ampol Australia Petroleum Pty Ltd (Ampol)*' wherever it appears in the Lease;
- c. '*Caltex*' is replaced with '*Ampol*' wherever it appears in the Lease;
- d. Clause 4.2(b) is deleted; and
- e. The Reference Schedule is replaced with the Replacement Reference Schedule in Schedule 1.

2. Existing terms

The Lessor and Lessee acknowledge and agree that in all other respects the terms, covenants, conditions, obligations and liabilities contained in the Lease continue to apply.

3. Costs

- a. Despite any other provision of the Lease, each party will pay their own costs in connection to the negotiation, preparation, and execution of this variation of lease.
- b. The Lessor will pay the costs of its mortgagee to consent to this variation of lease.

A handwritten signature in black ink, appearing to be 'G.N.', is located in the lower-left quadrant of the page.

Schedule 1 Replacement Reference Schedule

<i>Item 1</i>	<i>Lessor</i>	Normoyle Property Nominees Pty Ltd (ACN 164 438 699)
<i>Item 2</i>	<i>Lessee</i>	Ampol Australia Petroleum Pty Ltd (ACN 000 032 128)
<i>Item 3</i>	<i>Land</i> <i>(clause 1.1)</i>	Folio Identifier 100/1176600
<i>Item 4</i>	<i>Premises</i> <i>(clause 1.1)</i>	6 Lancaster Street, Ingleburn
<i>Item 5</i>	<i>Term</i> <i>(clause 3.1)</i>	15 years
<i>Item 6</i>	<i>Commencing Date</i>	15 May 2013
<i>Item 7</i>	<i>Terminating Date</i>	14 May 2028
<i>Item 8</i>	<i>Further Term</i> <i>(clauses 1.1 and 3.2)</i>	1 x 5 years
<i>Item 9</i>	<i>Rent</i> <i>(clauses 1.1 and 4)</i>	\$245,000.00 per annum (excluding GST) on and from 15 May 2013 \$321,000.00 per annum (excluding GST) on and from 15 May 2023
<i>Item 10</i>	<i>Review Dates</i> <i>(clauses 4.3 and 4.4)</i>	CPI Review Dates – each anniversary of the Commencement Date of this Lease Market Review Dates – upon the commencement of each option
<i>Item 11</i>	<i>Lessee's Business</i>	Unmanned diesel petroleum service station with ancillary services.
<i>Item 12</i>	<i>Public Risk Insurance</i> <i>(clauses 10.1 and</i> <i>10.2)</i>	\$20 million
<i>Item 13</i>	<i>Market Review –</i> <i>Maximum & Minimum</i> <i>(clause 4.6)</i>	(a) Maximum: 10% of the Rent payable immediately before the relevant Review Date

(b) **Minimum:** 10% of the Rent payable immediately before the relevant Review Date

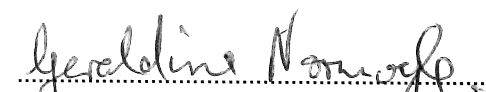
A handwritten signature in black ink, appearing to be 'K. N.', is written over the printed text.

Executed as a Deed:

Lessor

Executed by Normoyle Property)
Nominees Pty Ltd ACN 164 438 699 in)
accordance with section 127 of the)
Corporations Act 2001 (Cth) by:)
)
)


.....
Signature of Director

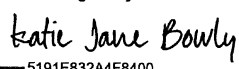

.....
Signature of Director/Secretary

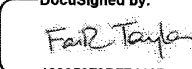
THOMAS NORMOYLE
.....
Print name of Director

GERALDINE NORMOYLE
.....
Print name of Director/Secretary

Lessee

Executed by Ampol Australia Petroleum)
Pty Ltd ACN 000 032 128 accordance)
with section 127 of the *Corporations Act*)
2001 (Cth) by:)
)
)

DocuSigned by:

5191E832A4F8400...
.....
Signature of Director

DocuSigned by:

49005373D77446B...
.....
Signature of ~~Director~~ Secretary

Katie Jane Bowly
.....
Print name of Director
29-May-2023 | 10:24 AM AEST

Faith Beatrice Taylor
.....
Print name of ~~Director~~ Secretary
29-May-2023 | 10:39 AM AEST