

Gabriella Maria Tomas & Connie Maria Coletti

AND

Coletti Investments Pty Ltd (ACN 104 366 332)

AND

Jenola Ridge Pty Ltd (ACN 064 930 114)

TRANSFER OF LEASE

Buller McLeod Pty
14 Post Office Place
Glenroy VIC 3046
DX 94707 Glenroy
Email: enquiries@bullermcleod.com.au
Ref: PWB:TA:183248

TRANSFER OF LEASE

Lease details

Date:

Premises: 28 Allied Drive, Tullamrine, Victoria

Period: One (1) year commencing 15 June 2018

Option(s): Two (2) further terms each of one (1) year

Rental: \$2,000.00 per calendar month inclusive of GST



Landlord: **Gabriella Maria Tomas** of 22 Aberdeen Avenue, Greenvale, Victoria
Connie Maria Coletti of 60 Clare Boulevard, Greenvale, Victoria

Outgoing tenant: **Coletti Investments Pty Ltd (ACN 104 366 332)** of 60 Clare Boulevard, Greenvale, Victoria

Guarantor:

Incoming tenant: **Jenola Ridge Pty Ltd (ACN 064 930 114)** of 22 Aberdeen Avenue, Greenvale, Victoria

Guarantor:

Transfer date:

1. Transfer

The outgoing tenant transfers the lease to the incoming tenant with all options. The incoming tenant will hold the lease from the transfer date.

2. Validity of lease

The outgoing tenant promises that, as of the transfer date, the lease and the options are valid and no changes have been made to them.

3. Landlord's consent

The landlord consents to this transfer and confirms that the lease and options are valid and that no changes have been made to them.

4. Incoming tenant accepts obligations

The incoming tenant must pay the rent and do everything else required by the lease for the remainder of the term of the lease and indemnifies the outgoing tenant in respect of any breaches of the lease by the incoming tenant.

5. Guarantee by incoming tenant's guarantor

The incoming tenant's guarantor guarantees to the landlord that the incoming tenant will fulfil its obligations pursuant to the lease and indemnifies the landlord in respect of any breaches of those obligations by the incoming tenant.

6. Acknowledgement by outgoing tenant

The outgoing tenant acknowledges to the landlord that its obligations pursuant to the lease continue in respect of any obligations of the tenant pursuant to the lease.

7. Acknowledgement by outgoing tenant's guarantor

The outgoing tenant's guarantor acknowledges to the landlord that its obligations pursuant to the guarantee continue in respect of any obligations of the outgoing tenant.

8. Consents

The outgoing tenant must obtain any necessary consent to the transfer at its own expense.

EXECUTED AS A DEED

SIGNED SEALED & DELIVERED BY Gabriella)
Maria Tomas in the presence of:)
 Signature
..... Signature of witness	
..... Print name of witness	

SIGNED SEALED & DELIVERED BY Connie)
Maria Coletti in the presence of:)
 Signature
..... Signature of witness	
..... Print name of witness	

EXECUTED by Coletti Investments Pty Ltd)
(ACN 104 366 332) by being signed by)
those persons who are authorised to sign)
for the Company:

.....
Director

.....
Print Full Name

.....
Usual Address

.....
Director/ Secretary

.....
Print Full Name

.....
Usual Address

EXECUTED by **Jenola Ridge Pty Ltd (ACN 064 930 114)** by being signed by those persons who are authorised to sign for the Company:

.....
Director

.....
Print Full Name

.....
Usual Address

.....
Director/ Secretary

.....
Print Full Name

.....
Usual Address