

MEMORANDUM OF LEASE**CERTIFICATES OF TITLE BEING LEASED**

ITEM 1

THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE
OF TITLE REGISTER BOOK VOLUME 5137 FOLIO 373

ESTATE AND INTEREST

ITEM 2

ESTATE IN FEE SIMPLE

ENCUMBRANCES

ITEM 3

ENCUMBRANCE 3520461

LESSOR (Full name and address)

RICHARD HURST and LEE ANN HURST AS TRUSTEE FOR R & L SUPERANNUATION FUND
40 PATERNOSTER ROAD, REID, 5118, SA

LESSEE (Full name, address and mode of holding)

HURST PLUMBERS PTY LTD as Trustee for HURST FAMILY TRUST ACN: 152725436 OF 16 HOOKE ROAD
ELIZABETH WEST SA 5113

TERM OF LEASE

COMMENCING ON THE 30/06/2021

EXPIRING ON THE 30/6/2023

RENT AND MANNER OF PAYMENT (OR OTHER CONSIDERATION)

ANNUAL COMMERCIAL RENTAL in the first term of this Lease is FIFTY TWO THOUSAND DOLLARS (\$52,000) per annum excluding GST for Office 16A & 16B "The Rent" payable in advance in equal and consecutive calendar montly instalments of FOUR THOUSAND DOLLARS (4,000.00) or a proportionate part thereof, the first of which shall be paid on commencement of the lease and thereafter of the 1st day of each and every month during the initial term and every renewed term.

16A @ \$700 per week

16B @ \$300 per week

OPERATIVE CLAUSE

The Lessor LEASES TO THE LESSEE the land * ABOVE / ~~HEREINAFTER~~ described and the LESSEE ACCEPTS THIS LEASE of the land for the term and at the rent stipulated, subject to the covenants and conditions expressed * herein / in Memorandum No. _____ and to the powers and covenants implied by the Real Property Act 1886 (except to the extent that the same are modified or negated below).

*Delete the inapplicable

DEFINE THE LAND BEING LEASED INCORPORATING THE REQUIRED EASEMENT(S) ETC.

IT IS COVENANTED BY AND BETWEEN THE LESSOR AND THE LESSEE as follows:
(Covenants, where not deposited, to be set forth on insert sheet(s) and securely attached)

CONSENTS OF MORTGAGEES AND SECTION 32 DEVELOPMENT ACT 1993 CERTIFICATION

ITEM 8

DATED 30th of June 2021

EXECUTION

THE COMMON SEAL

of was affixed with the authority of the Board of Directors and in the presence of:-

Richard Hurst Lee Hurst Director

Director/Secretary

Signature of the LESSOR

Signature of WITNESS - Signed in my presence by the LESSOR who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$2,000 or 6 months imprisonment applies for improper witnessing.

ITALO ZANATTA Print Full name of Witness (BLOCK LETTERS)

189 ST BERNARDS RD

ROSTREVOR SA 5073 Address of Witness

Business Hours Telephone Number 0427 969 653

THE COMMON SEAL

of was affixed with the authority of the Board of Directors and in the presence of:-

Richard Hurst Director

Director/Secretary

Signature of the LESSEE

Signature of WITNESS - Signed in my presence by the LESSEE who is either personally known to me or has satisfied me as to his or her identity. A penalty of up to \$2,000 or 6 months imprisonment applies for improper witnessing.

Print Full name of Witness (BLOCK LETTERS)

Address of Witness

Business Hours Telephone Number

