

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

Office of State Revenue use only

(A) TORRENS TITLE

Suite 105 / 30 Fisher Road, DEE WHY County of Cumberland Parish of Manly Cove Folio Identifier: Part Lot 27 DP 7413
--

(B) LODGED BY

Document Collection Box	Name, Address or DX and Telephone	CODE
	N.B. Property Developments Pty Ltd Suite 207 / 30 Fisher Road, DEE WHY, NSW, 2099 02 9984 7000 Reference:	L

(C) LESSOR

N.B. Property Developments Pty Ltd (ABN 57 814 676 503) Suite 207 / 30 Fisher Road, DEE WHY, NSW, 2099

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

(D)

Encumbrances (if applicable):

(E) LESSEE

J.S. Chan Pty Ltd (ABN: 55 076 999 589)
TENANCY:

(G)

- TERM** One (1) Year
- COMMENCING DATE** 8 June 2006
- TERMINATING DATE** 7 June 2007
- With an **OPTION TO RENEW** for a period of ~~One~~ ^{Two (2)} Year *G*
set out in clause 6.1 of Annexure "A"
- With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.
- Together with and reserving the **RIGHTS** set out in clause of
- Incorporates the provisions or additional material set out in **ANNEXURE(S)** "A" hereto.
- Incorporates the provisions set out in memorandum recorded in the Department of Lands, Land and Property Information Division as No(s). N/A
- The **RENT** is set out in item No. 4 of Reference Schedule hereto

Attestation clauses for Guarantors

SIGNED SEALED AND DELIVERED by the)
said **Joe Soon Chan**)
in the presence of:)

Chapuk

J. S. CHAN

02/06/2006

Francis Wong

SIGNED SEALED AND DELIVERED by the)
said)
in the presence of:)

R. W...

SIGNED SEALED AND DELIVERED by the)
said)
in the presence of:)

SIGNED SEALED AND DELIVERED by the)
said)
in the presence of:)

STATUTORY DECLARATION

I
solemnly and sincerely declare that:

1. The time for the exercise of option to in expired lease No. has ended
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 Oaths Act 1901

Made and subscribed at in the State of New South Wales

on

In the presence of ---

6

The Trustee For The Turner Superannuation Fund

15A Kirra Road, Allambie Heights, NSW 2100

ABN: 92 047 356 251

31st March 2015

J.S. Chan
Suite 105, 30 Fisher Road
Dee Why
NSW 2099

Re: Suite 105, 30 Fisher Road, Dee Why NSW 2099

Dear Dr. Chan

I would like to confirm that there has been a change to the ownership of Suite 105 and it is now held by the Turner Super Fund and the lease to your suite has been assigned to the fund.

There are no changes to the terms of the lease but with effect from 1st April 2015, you will now receive invoices from The Turner Super Fund rather than NBPD.

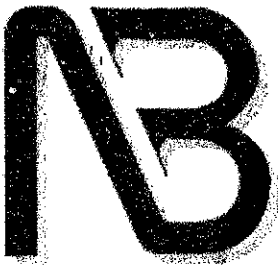
Cheques made out to The Turner Super Fund can still be left at the front desk of Suite 207.

Although the lease continues to operate on a month to month basis, a new lease for 1, 2 or 3 years is available and I am prepared to fix the rent over any of these periods at the current rental amount. Otherwise, there will be no change.

Kind regards



Colin Turner
0412 11 66 00
e-mail: colincg@bigpond.com



Northern Beaches Property Developments P/L

Structural, Civil and Stormwater Engineers

ACN - 086 351055

Level 1, Suite 207
30 Fisher Rd
DEE WHY 2099

Phone: 9984 7000
Facsimile: 9984 7444
ABN: 57 814 676 503

Directors: R. G. Wray MIEA BE (Civil), S. D. M'Geady MIEA BE (Civil)

Rental Payment Advice

JS Chan Pty Ltd
164 Belmore Road
Randwick NSW 2031

TAX INVOICE

A.B.N. 57 814 676 503

Invoice #: SecDepst

Date: 01/04/04

Page: 1

Property: Kingsley House

~~Security Deposit - Suite 105~~
~~2 Months Rent - March 04 & Apr 04~~
Negotiation of Lease by Bridge (GST Inclusive \$75.00)

\$1,500.00 N-T
\$1,500.00 GST
-\$750.00 GST

Sub-Total: \$2,250.00
GST: \$75.00
Total Inc GST: \$2,325.00
Amount Applied: \$0.00
Balance Due: \$2,325.00

PAID BY Bridge
6/4/04.

*Fees are due and payable at the above address on the first day of the calendar month to which they apply.
The lease provides penalty interest for overdue amounts.*

Please make cheques payable to NB Property Developments Pty Ltd.