

**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 104/30 Fisher Road, Dee Why, 2099 County of Cumberland Parish of Manly Cove Folio Identifier: Part, Lot 27, DP7413
---

**(B) LODGED BY**

Document Collection Box	Name, Address or DX and Telephone	CODE
	Reference: <input type="text"/>	L

**(C) LESSOR**

Colin Turner Property Pty Ltd (ACN:168 511 108) as Custodian Trustee for Colin & Greg Trading Pty Ltd (ACN:003 478 484) ATF The Turner Superannuation Fund (ABN:92 047 356 251)
---

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

**(D)**

Encumbrances (if applicable):

**(E) LESSEE**

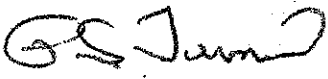
Hinxens Pty Ltd (ABN:45 078 541 698) P.O.Box 182 Forestville, NSW 2087
<b>TENANCY:</b>

**(F)**

- (G)**
- TERM** 12 Months
  - COMMENCING DATE** 1st November 2015
  - TERMINATING DATE** 31st October 2016
  - With an **OPTION TO RENEW** for a period of Two (2) one year Options set out in clause 6 of Annexe 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 N.A. of
  - Incorporates the provisions or additional material set out in **ANNEXURE(S)** A hereto.
  - Incorporates the provisions set out in N.A. 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 Annexe A

DATE.

(H) Certified correct for the purposes of the Real Property Act 1900 by the corporation 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.  
Corporation: The Turner Superannuation Fund (ABN:92 n047 356 251)  
Authority:


Signature of authorised person: 

Signature of authorised person:

Name of authorised person: Colin Turner  
Office held: Director

Name of authorised person:  
Office held:

Certified correct for the purposes of the Real Property Act 1900 by the corporation 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.  
Corporation: Hinxens Pty Ltd (ABN:45 078 541 698)  
Authority:

Signature of authorised person: 

Signature of authorised person:

Name of authorised person: Helen Xie  
Office held:

Name of authorised person:  
Office held:

(H) STATUTORY DECLARATION \*

I,  
solemnly and sincerely declare that—

1. The time for the exercise of option to \_\_\_\_\_ in expired lease No. \_\_\_\_\_ 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

and I certify this lease correct for the purposes of the Real Property Act 1900.

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

Signature of witness:

Signature of lessor:

Full name of witness:

Address of witness:

Qualification of witness: *[tick one]*


- Justice of the Peace
- Practising Solicitor
- Other *[specify]*

\* As the Department of Lands may not be able to provide the services of a justice of the peace or other qualified witness, the statutory declaration should be signed and witnessed prior to lodgment of the form at Land and Property Information Division.


**REFERENCE SCHEDULE**

Exercise of Option	FIRST OPTION 1 <sup>st</sup> September 2016	SECOND OPTION 1 <sup>st</sup> September 2017
Exercise of Option	FIRST OPTION 1 <sup>st</sup> October 2016	SECOND OPTION 1 <sup>st</sup> October 2017
Rent review for first year (Clause 8.1)	The rent will increase annually at a rate of either 3.0% or the CPI index whichever is the greater	
Rent for the first year of the term (Clause 7.2)	\$13,389.96 PA (No GST Charged) paid in advance by calendar monthly instalments of \$1115.83 (No GST Charged)	
Day of the month on which rent is to be paid (Clause 7.3.1)	1 <sup>st</sup> day of the month	
Rent Review(s) (Clause 8.1)	The rent will increase annually at a rate of either 3.0% or the CPI index whichever is the greater	
Rent free period (Clause 13.2)	Early Access is granted from 24 <sup>th</sup> September 2015 to 31 <sup>st</sup> October 2015 at No Charge.	
Use (Clause 14.1)	Wellness Activity Centre & Electronics Service Office	
Minimum amount of Public Liability Insurance (Clause 29.2.1)	\$10,000,000	
Lessee's percentage of Outgoings (Clause 36.2)	NIL OUTGOINGS. All consumables such as Electricity & Water are to be paid by the Lessee	
Car Spaces (Clause 63.1)	N/A	
Guarantee(s) (Clause 65)	NIL	
Security Bond (Clause 24.1)	The Bond of \$2,383.32 will be transferred and retained from the Lease on Suite 203- 103	
Agent (Clause 64.1)	N/A	
Special Condition	Permission is given for the installation of a Door between Suites 103 & 104.	

**Attestation for Lessee**

<p>I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence</p> <p>Signature of Witness: .....</p> <p>Name of Witness: .....</p> <p>Address of Witness: .....</p>	<p>Certified correct for the purposes of the Real Property Act 1900</p> <p>Name of Lessee: Hinxens Pty Ltd</p> <p>ABN: 45 078 541 698</p> <p>Signature of lessee:  .....</p> <p>Office Held: <u>Director</u></p> <p>Dated:- <u>29th September 2015</u></p>
--	---

**Attestation clauses for Corporation with Company Seal**

<p>Certified correct for the purposes of the Real Property Act 1900 by the corporation 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) appears(s) below.</p> <p>Corporation: Authority: Section 127 of the Corporations Act 2001</p> <p>Name of Lessor:- Colin Turner Property Pty Ltd (ACN:168 511 108) as Custodian Trustee for Colin &amp; Greg Trading Pty Ltd (ACN:003 478 484) ATF The Turner Superannuation Fund (ABN:92 047 356 251)</p>	<p>Signature of authorised person:  .....</p> <p>Name of authorised person: <u>COLIN TURNER</u></p> <p>Office held: <u>Director</u></p> <p>Dated:- <u>29<sup>th</sup> SEPTEMBER 2015</u></p>
--	---