

LEASE
New South Wales
Real Property Act 1900

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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 202/30 Fisher Road, Dee Why, 2099
County of Cumberland
Parish of Manly Cove
Folio Identifier: Part, Lot 22, DP7413

(B) LODGED BY

Document Collection Box	Name, Address or DX and Telephone	CODE
	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

Katharyn Lesley Gerrans
20 Marinna Road
Elanora Heights NSW 2101
ABN: 50 354 005 295

(F)

TENANCY:

(G)

1. **TERM** 3 Years
2. **COMMENCING DATE** 17th August 2015
3. **TERMINATING DATE** 16th August 2018
4. With an **OPTION TO RENEW** for a period of Three (3) years set out in clause 6 of Annexe A
5. With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.
6. Together with and reserving the **RIGHTS** set out in clause N.A. of
7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** A hereto.
8. Incorporates the provisions set out in N.A. in the Department of Lands, Land and Property Information Division as No(s). N.A.
9. The **RENT** is set out in item No. 4 of Annexe A

The Trustee For The Turner Superannuation Fund

15A Kirra Road, Allambie Heights, NSW 2100

ABN: 92 047 356 251

5th November 2015

Kathy Gerrans
Suite 202, 30 Fisher Road
Dee Why
NSW 2099

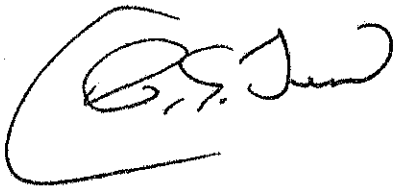
Re: Suite 202, 30 Fisher Road, Dee Why NSW 2099

Dear Kathy,

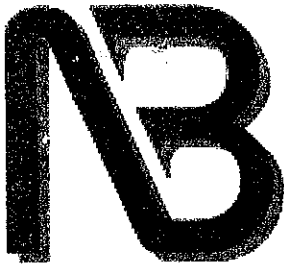
I would like to confirm that there has been a change to the ownership of Suite 202 and it is now held by the Turner Super Fund and the lease to your suite has been assigned to the fund.

There are no changes to the terms of the lease but with effect from 5th November 2015, you will now receive invoices from The Turner Super Fund rather than NBPD.

Kind regards



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



NB Property Developments P/L

ABN - 086 351055

Level 1, Suite 207
30 Fisher Road
DEE WHY NSW 2099

Phone: 02 9984 7000
Facsimile: 02 9984 7444
ABN: 57 814 676 503

Directors: R G Wray BE (Civil) MIEAust CPEng NPER S D M Geady BE (Civil) MIEAust

Rental Payment Advice

Katharyn Lesley Gerrans
20 Marina Road
Elanora Heights NSW 2101

TAX INVOICE

A.B.N. 57 814 676 503

Invoice #: 00000348

Date: 14/08/2015

Page: 1

Property: Kingsley House

Rental of Suite 202 - 2 months in advance 17/08/15 - 16/10/15
Bond
Banking for the Month of September 2015

~~\$2,331.66 GST~~
~~\$2,331.67 GST~~
~~\$86.66 GST~~

Sub-Total:	\$4,749.99
GST:	\$475.00
Total Inc GST:	\$5,224.99
Amount Applied:	\$5,129.66
Balance Due:	\$95.33

*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.*

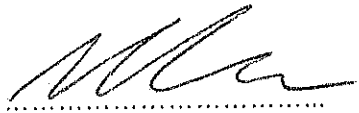
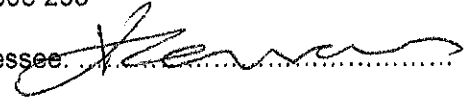
Please make cheques payable to NB Property Developments Pty Ltd.

**Direct Deposit to:-
NB Property Developments PL
Bank:- Bendigo Bank
BSB:- 633 000
Account Number :- 124554601**


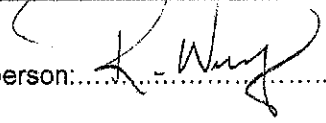
REFERENCE SCHEDULE

ITEM 1 First date for exercise of Option (Clause 6.3.1)	FIRST OPTION 16 th May 2018	SECOND OPTION N/A
ITEM 2 Last date for exercise of Option (Clause 6.3.2)	FIRST OPTION 16 th July 2018	SECOND OPTION N/A
ITEM 3 Method of rent review for first year of Option term (Clause 6.8.1)	N/A	
ITEM 4 Rent for the first year of the term (Clause 7.2)	\$13,990 PA plus GST paid in advance by calendar monthly instalments of \$1165.83 plus GST totalling \$1282.42	
ITEM 5 Day of the month on which rent is to be paid (Clause 7.3.1)	1 st day of the month. Pro Rata from 17/08/2015 – 31/08/2015	
ITEM 6 Rent Review(s) (Clause 8.1)	The rent will increase on each anniversary at the greater of CPI or a rate of 4%	
ITEM 7 Rent free period (Clause 13.2)	N/A	
ITEM 8 Use (Clause 14.1)	Commercial Office	
ITEM 9 Minimum amount of Public Liability Insurance (Clause 29.2.1)	\$20,000,000	
ITEM 10 Lessee's percentage of Outgoings (Clause 36.2)	NIL	
ITEM 11 Car Spaces (Clause 63.1)	Nil	
ITEM 12 Guarantee(s) (Clause 65)	NIL	
ITEM 13 Security Bond (Clause 24.1)	Two Months Gross Rent inc GST totalling \$2,565.00	
ITEM 14 Agent (Clause 64.1)	Raine & Horne Commercial	

Attestation for Lessee

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	Certified correct for the purposes of the Real Property Act 1900
Signature of Witness: 	Name of Lessee: Katharyn Lesley Gerrans
Name of Witness: Mitchell Kerr	ABN: 50 353 005 295
Address of Witness: 685 Pittwater Rd Dee Why NSW 2099	Signature of lessee: 
	Dated:- 3/8/2015

Attestation clauses for Corporation with Company Seal

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. Corporation: Authority: Section 127 of the Corporations Act 2001	 Signature of authorised person: 
Name of Lessor:- Northern Beaches Property Developments Pty Ltd ACN:- 086 351 055	Name of authorised person: Rick Weay Office held: Director Dated:- 11/8/15

