

MEMORANDUM OF LEASE**CERTIFICATE(S) OF TITLE BEING LEASED**

Whole of the land comprised in Certificate of Title Register Book
Volume 5096 Folio 45

ESTATE AND INTEREST

Estate in Fee Simple

ENCUMBRANCES

E 3783067

LESSOR (Full Name and Address)

GREGORY KEITH MEYER AND LINLEY MARGARET MEYER as Trustees of the Meyer Superannuation Fund of 15 Margaret Street Somerton Park SA 5044

LESSEE (Full Name, Address and Mode of Holding)

FALCON SHOPFITTERS PTY. LTD. A.B.N. 70 120 575 475
of 13 Waddikee Road Lonsdale SA 5160

TERM OF LEASE

COMMENCING ON THE 1ST DAY OF JULY 2019

EXPIRING ON THE 30 DAY OF JUNE 2029

RENT AND MANNER OF PAYMENT (OR OTHER CONSIDERATION)

The Lessee shall pay the Lessor an annual rent of THIRTY THOUSAND DOLLARS (\$30,000.00) Including GST by equal monthly payments in advance of \$2,500.00 each (and proportionately for any period of less than one month), subject to review at the times and in the manner set out in clause 4.10.

The first payment shall be made on the 1st day of July 2019 followed by a payment on the 1st day of each calendar month.

OPERATIVE CLAUSE

The Lessor LEASES TO THE LESSEE the land (a) ABOVE 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 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).

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

Not Applicable

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)

25. This Guarantee is collateral to and secures payment of the same moneys as are payable under any agreement now or hereafter entered into between the Lessor and the Lessee.

The Guarantor acknowledges having received a copy of this Deed.

THE SCHEDULE

1 NAME AND DETAILS OF THE GUARANTOR

Gregory Keith Meyer of
15 Margaret Avenue Somerton Park SA 5044

2. NAME AND DETAILS OF THE LESSOR

Gregory Keith Meyer and Linley Margaret Meyer
as Trustees of the Meyer Superannuation Fund of
15 Margaret Avenue Somerton Park SA 5044

3. NAME AND DETAILS OF THE LESSEE

Falcon Shopfitters Pty. Ltd. of
13 Waddikee Road Lonsdale SA 5160

DATED the 1st day of JULY 2019

SIGNED SEALED AND DELIVERED

by the said Gregory Keith Meyer

in the presence of :



CONSENTS OF MORTGAGEES AND SECTION 32 DEVELOPMENT ACT CERTIFICATION

This lease does not contravene Section 32 of the Development Act 1993

DATED THE *1st* DAY OF *JULY* 2019

THE LESSOR DOES NOT WARRANT THAT THE PREMISES YOU ARE ABOUT TO LEASE WILL, FOR THE DURATION OF YOUR LEASE, BE STRUCTURALLY SUITABLE FOR THE TYPE OF BUSINESS THAT YOU INTEND TO CARRY ON

EXECUTION

Signature of LESSOR



Executed by the LESSEE
by authority of the director(s)*

Signature of LESSOR

Sole director/sole secretary

Signature of WITNESS - Signed in my presence by the LESSORS who are either personally known to me or have satisfied me as to their identity.*

Print Full Name of Witness (BLOCK LETTERS)

Address of Witness

Business Hours Telephone Number.....

*NB: A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing