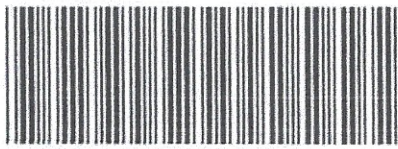


Duty Imprint



718781000

\$181.00

31/05/2018 14:43

BE 500

1. Lessor

MANJA INVESTMENTS PTY LTD ACN 078 893 562
AS TRUSTEE UNDER INSTRUMENT 709105941

Lodger (Name, address E-mail & phone number)

Lodger Code

WILKINSON & BOYNTON

O18A
STOKES

2. Lot on Plan Description

LOT 5 ON SP180963

Title Reference

50563548

3. Lessee

Given names

Surname/Company name and number

(include tenancy if more than one)

NATASHA A HOBSON PTY LTD ACN
150 502 051 AS TRUSTEE FOR THE
HOBSON FAMILY TRUST

4. Interest being leased

FEE SIMPLE

5. Description of premises being leased

WHOLE OF LOT

6. Term of lease

Commencement date/event: 1 JULY 2015

Expiry date: 30 JUNE 2036

#Options: 5-YEARS JT NIL

#insert nil if no option or insert option period (eg 3 years or 2 x 3 years)

7. Rental/Consideration

\$48,000.00.00 INCLUSIVE OF GST
PER ANNUM

8. Grant/Execution

The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in: the attached schedule.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... signature

See Enlarged Panel

..... full name

..... qualification

/ /
Execution Date

.....
Lessor's Signature

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

9. Acceptance

The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

NATASHA A HOBSON PTY LTD ACN
150 502 051

..... signature

..... full name

..... qualification

30, 5, 18
Execution Date

Sole Director

.....
Lessee's Signature

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Title Reference [50563548]

This is the Enlarged Panel referred to in the Form 7 Lease.

8. Grant/Execution

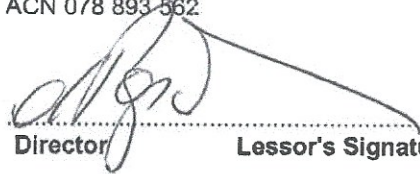
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in: the attached schedule.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

MANJA INVESTMENTS PTY LTD
ACN 078 893 562

..... signature
..... full name
..... qualification

30, 5, 18
Execution Date

Director  Lessor's Signature

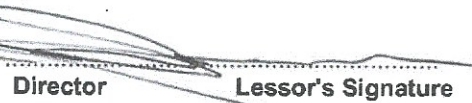
Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

..... signature
..... full name
..... qualification

MANJA INVESTMENTS PTY LTD
ACN 078 893 562

30, 5, 18
Execution Date

Director  Lessor's Signature

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

SCHEDULE

Title Reference [50563548]

Reference Schedule:

Item 1	Rent (for first Lease Year)	\$48,000.00 inclusive of GST
Item 1(a)	CPI Review Dates	N/A
Item 1(b)	Percentage Review Dates	N/A
	Percentage Increase	N/A
Item 1(c)	Market Review Dates	N/A
Item 1(d)	Minimum Rent Increase	N/A
Item 1(e)	Rent Commencement Date	1 July 2015
Item 2	Security Amount	N/A
Item 3	Permitted Use	Dental Practice
Item 4	Public Risk Insurance Amount	\$1,000,000.00
Item 5(a)	Option to Renew	5 years ^{JT} N/A
Item 5(b)	CPI Review Dates in Option Period	N/A
Item 5(c)	Percentage Review Dates in Option Period	N/A
	Percentage increase	N/A
Item 5(d)	Market Review Dates in Option Period	N/A
Item 5(e)	Minimum Rent Increase in Option Period	N/A
Item 6	Guarantors	N/A
Item 7	Outgoings	100%
Item 8	Premises Address	Unit 5, 50 Chatswood Road, Springwood QLD 4127
Item 9	Addresses for Service of Notices	Lessor – 299 Napper Road, Arundel QLD 4214
		Lessee – Unit 5, 50 Chatswood Road, Springwood QLD 4127

Title Reference [50563548]

1. RENT

1.1 Payment of Rent

The Lessee must pay the Rent to the Lessor by equal monthly instalments, in advance, on each Rent Day. The Rent is the amount in **item 1**.

1.2 Intentionally Deleted

1.3 Intentionally Deleted

1.4 Intentionally Deleted

1.5 Intentionally Deleted

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1.10 Intentionally Deleted

1.11 Rent Commencement Date

Notwithstanding any other provision of this document, the obligation of the Lessee to pay Rent shall not commence until the Rent Commencement Date in **item 1(e)**.

2. OUTGOINGS AND OTHER CHARGES

2.1 Outgoings

The Lessee must pay the percentage of the Outgoings described in **item 7** within seven days of receiving the Lessor's account.

2.2 Services

The Lessee must pay for all water, gas, electricity, heat, air conditioning, telephone or other utility services supplied to the Premises on time if assessed directly against the Lessee or if assessed against the Lessor within seven days of receiving the Lessor's account. The Lessor may charge a fee for reading the meter if it supplies the service.

2.3 Costs of Lease

- (a) The Lessor's costs and expenses for negotiating, preparing, executing, stamping and registering this Lease will be paid by the Lessee.
- (b) Further and in addition to **clause 2.3(a)**, the Lessee must pay to the Lessor or its solicitors when asked:
 - (i) lease duty on this Lease;
 - (ii) registration fees;
 - (iii) the Lessor's mortgagee's consent fees (if any); and
 - (iv) the Lessor's legal costs (on a full indemnification basis) for considering, approving and supervising anything requiring the Lessor's consent, any dealing arising out of this Lease, any default by the Lessee, any termination of this Lease, the re-entry by the Lessor to the Premises, the surrender of this Lease (including any stamp duty and registration fees), the enforcement of any term or condition or the exercise of any power, and any litigation commenced by or against the Lessee concerning the Lessee's occupation of the Premises.

Title Reference [50563548]

2.4 **Goods and Services Tax**

- (a) Unless expressly stated, the Rent and the cost of any other supply under this Lease does not include GST. If a party ("**supplier**") is or will become liable to pay GST in respect of any supply made under this Lease, the cost of the supply will be increased so that after payment of the GST by the supplier, the net amount retained by the supplier is the same as if the supplier was not liable to pay any GST in respect of that supply.
- (b) The GST amount must be paid by the party liable to pay for the supply under this Lease ("**payer**") to the supplier in the same manner and at the same time as the rest of the cost of the supply.
- (c) The supplier must give the payer a tax invoice in accordance with the GST Act.
- (d) If the payer is required to reimburse the supplier for an amount paid or payable by the supplier for a supply to the supplier by a third party and the supplier is entitled to claim an input tax credit, the amount required to be reimbursed will be reduced by the amount of the input tax credit.

2.5 **Future Legal Requirements**

If the Lessor must carry out any alterations or additions to the Premises because of a future legal requirement relating to the lessee's use of the Premises, the Lessee shall be responsible to pay the Lessor the associated costs.

3. **INTENTIONALLY DELETED**

4. **USE OF PREMISES**

4.1 **Permitted Use**

- (a) The Lessee may only use the Premises for the purpose set out in **item 3**.
- (b) The Lessee acknowledges that:
 - (i) it is the responsibility of the Lessee to obtain the consent of any planning or other authority which may be required for the Lessee to carry on its business on the Premises and the failure of the Lessee to obtain that consent does not relieve the Lessee of its obligation to pay Rent and otherwise to perform its obligations under this Lease;
 - (ii) no promise, representation, warranty, or undertaking has been given by or on behalf of the Lessor in respect to the suitability or adequacy of the Premises for any use or business or to the fixtures, fittings, furnishings, finish, plant machinery, and equipment of or in the Premises; and
 - (iii) any warranties as to the suitability, fitness, and adequacy of the Premises implied by law are negated.

4.2 **Lessee's Obligations**

The Lessee must, at its cost, during the Term:

- (a) **Business Standard:** operate its business competently, efficiently and in a reputable manner and ensure that no material adverse change occurs to the Lessee's financial position or the financial position of the Lessee's business;
- (b) **Authority and laws:** carry out on time any work required by an Authority, and comply on time with all laws in connection with this Lease or use or occupation of the Premises;
- (c) **Licences:** obtain any consent needed to use the Premises for the Permitted Use and obtain and maintain current all licences and permits needed for any business in the Premises;
- (d) **Rubbish:** regularly remove all rubbish from the Premises and keep rubbish in the Premises in suitable containers;
- (e) **Pests and vermin:** keep the Premises free of pests and vermin;
- (f) **Infectious disease:** if any infectious disease occurs in the Premises that requires notification, give all necessary notices and other information required to any Authority and the Lessor, and thoroughly fumigate the Premises;

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- (g) **Notice of damage:** promptly give the Lessor notice of any damage or defect in the Premises or the Services;
- (h) **Securing the Premises:** securely lock all exterior doors and windows in the Premises when the Premises are unoccupied;
- (i) **Drains and wastes:** keep the waste pipes, drains and conduits in or connected to the Premises clean and free flowing;
- (j) **Cooking:** prepare and cook food only in the areas intended for that purpose;
- (k) **Heavy objects:** get the Lessor's approval before moving heavy or bulky objects through the Building and observe the maximum load weights for the Building;
- (l) **Fire safety:** comply with the Lessor's reasonable requirements for fire safety and fire drills and participate in fire drills and observe emergency evacuation procedures;
- (m) **Access:** comply with the Lessor's reasonable requirements regulating access to the Premises;
- (n) **Air conditioner and lifts:** comply with the Lessor's reasonable requirements regarding the operation of any air conditioners and lifts in the Building.
- (o) **Redecorate:** at least once during the last three months of the Term, the Lessee must Redecorate the Premises to the reasonable satisfaction of the Lessor failing which the Lessor may Redecorate them at the Lessee's expense.

4.3 **Restrictions on use**

The Lessee must not:

- (a) **Chemicals or heating:** use chemicals, burning fluids, gas or alcohol in lighting or heating the Premises;
- (b) **Misuse of Lessor's Property:** use the Lessor's Property for any purpose other than for the purpose it was built;
- (c) **Rubbish:** deposit in the Lessor's Property any rubbish or unsuitable substances;
- (d) **Damage or noise:** do anything which may damage the Premises or cause any offensive odours, loud noise, nuisance, disturbance or annoyance on the Premises;
- (e) **Burning rubbish:** burn any rubbish on or near the Premises;
- (f) **Living in Premises:** use the Premises as a residence or for any unlawful purpose;
- (g) **Signs:** place anything on the exterior or interior windows of the Premises or other part of the Building (for example, sign, advertisement or notice) without the written consent of the Lessor;
- (h) **Contamination:** cause any contamination of the Land (within the meaning of the *Environmental Protection Act 1994*);
- (i) **Defacing:** mark, make holes, paint, drill, write upon or in any way deface any wall, ceiling, floor, wood, stone or ironwork of the Premises;
- (j) **Liquor:** sell any intoxicating liquor in the Premises;
- (k) **Flammable substances:** allow in the Premises any explosive, flammable or corrosive chemicals except those normally consumed or sold by the Lessee in the conduct of its business and then, only if they are stored in containers in which they are normally sold to the public and which protect the Premises from damage;
- (l) **Animals:** other than where reasonably associated with the Permitted Use, keep an animal or bird in the Premises;
- (m) **Noxious business:** conduct on the Premises any noxious, dangerous, offensive or illegal business, occupation or practice or do anything that is, or may be, dangerous, annoying or offensive, or that may interfere with people in the vicinity of the Premises;
- (n) **Interference with services:** interfere with any services or appurtenances in the Premises; or
- (o) **Overload electrical circuits:** install any electrical equipment in the Premises that overloads the cables, switchboards or sub boards that supply electricity to the Premises.

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5. MAINTENANCE, REPAIR, ALTERATIONS AND MAKE GOOD

5.1 Maintenance and repairs

Subject to **clause 5.2**, the Lessee must, at its own cost, throughout the Term,

- (a) keep the Premises and the Lessee's Property in a neat and clean condition and in good and efficient working order and repair;
- (b) keep the Premises in good condition and repair, having regard to its condition at the Commencement Date;
- (c) maintain the waste pipes, drains and conduits on the Premises in a clean, clear and free flowing condition and immediately clear any blockage;
- (d) maintain the gardens and landscaped areas of the Premises including regular watering and feeding, weeding, trimming of the lawn and plants (if any) and replacement if required;
- (e) maintain the gates, shutters, doors, locks, windows and window fittings of the Premises in efficient working order;
- (f) promptly repair or replace all broken or damaged glass and Lessee's signs in or near the Premises;
- (g) immediately fix any damage to the Premises or to the Building caused by any act, omission, default or neglect of the Lessee;
- (h) promptly replace all broken light bulbs, tubes and associated fittings in the Premises;
- (i) keep both external and internal windows of the Building clean; and
- (j) arrange for the clearing of all blockages which may occur in any Pipes originating within the Premises by licensed tradesmen.

5.2 Structural repairs

Despite **clause 5.1**, the Lessee is not required to make repairs of a capital or structural nature except:

- (a) to rectify damage which the Lessee is responsible for under this Lease; or
- (b) where required as a result of the Lessee's use or occupation of the Premises.

5.3 Alterations

- (a) The Lessee must obtain the Lessor's consent before altering the Premises, installing equipment or partitions in the Premises, changing the internal or external colour of the Premises or undertaking any fitout works.
- (b) All structural alterations carried out by the Lessee (or the Lessor at the Lessee's expense) are the property of the Lessor. If required by the Lessor the Lessee must reinstate the Premises to its original condition before the Expiry Date or termination of this Lease.
- (c) The Lessee must carry out all alterations and other work in a proper and workmanlike manner and according to all directions and requirements of the Lessor.
- (d) The Lessee must pay all costs in connection with the work (for example, the Lessor's costs in giving or refusing consent and making directions).
- (e) The Lessee indemnifies the Lessor against all claims, demands, actions, suits, judgments, orders, decrees, damages, costs, losses (including loss of rents) and expenses of every description which the Lessor may suffer or incur in connection with or arising from the construction or installation of the works referred to in this clause or the failure of the Lessee to observe the directions and requirements of the Lessor according to this clause.

5.4 Make Good Obligations

- (a) On or before the Expiry Date, or any earlier date this Lease ends, the Lessee must during the hours required by the Lessor (but in no circumstances earlier than two Business Days prior to the Expiry Date):
 - (i) vacate the Premises;

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- (ii) if the Lessor requires, remove the Lessee's Property and items of Lessor's Property installed by the Lessee or by the Lessor for the Lessee and return the Premises to the condition they were in at the Commencement Date; and
 - (iii) immediately repair any damage to the Premises or Building while vacating the Premises and removing the Lessee's Property to the Lessor's satisfaction.
- (b) Any items not removed by the Lessee under **clause 5.4(a)** become the property of the Lessor. The Lessor may then remove and keep or dispose of them at the Lessee's cost.
- (c) On the day the Lessee must vacate the Premises the Lessee must give the Lessor the keys, access cards and similar devices for the Building and the Premises.

6. DAMAGE AND DESTRUCTION OF BUILDING AND RESUMPTION

6.1 Abatement of Rent

If the Building is substantially damaged or destroyed by fire, flood, lightning, storm, tempest or other disabling cause (without any act, error, omission, neglect or default by the Lessee) and as a result the Premises are substantially unfit for the Lessee's use or occupation, the Rent and other money payable under this Lease or a proportion will be reduced according to the type and extent of the damage. However, if the Lessee caused the damage or destruction of the Premises of the Building, the Lessee must continue to pay the Rent as provided in this Lease.

6.2 Consequences

- (a) If the Lessor gives the Lessee a notice to the effect that it considers that the damage makes repair of the Premises or the Building impracticable or undesirable, the Lessor or (if the damage has not resulted from any act, error, omission, neglect or default by the Lessee) the Lessee may terminate this Lease by giving 14 days' notice to the other. The Lessor is not liable to pay the Lessee compensation for the termination.
- (b) If the Lessor fails to commence repairing the damage within a reasonable time after the Lessee asks or does not proceed to complete the repairs within a reasonable time (but in any event, within four months of the damage occurring) and the Lessee has not caused or contributed to the damage or destruction, the Lessee may terminate this Lease by giving seven days' notice to the Lessor. This clause does not affect any right of the Lessor to recover damages from the Lessee in respect of any damage or destruction. The Lessor is not liable to pay the Lessee compensation for the termination.

6.3 No Obligation to Rebuild

The Lessor is not obliged to rebuild or restore the Building.

6.4 Resumption for Public Use

If the Premises are resumed for any public purpose, the Lessor may give the Lessee a notice terminating this Lease from the date of resumption. The Lessor is not liable for any loss or damage because of the termination. Any rights of either the Lessor or the Lessee for any breach of this Lease before termination are not affected.

7. LESSOR'S RIGHTS AND OBLIGATIONS

7.1 Quiet Enjoyment

Subject to the Lessor's rights under this Lease and while the Lessee complies with all its obligations under this Lease, the Lessee may occupy and use the Premises without the Lessor's interference or interruption.

7.2 Services

Subject to this Lease, the Lessor must:

- (a) use reasonable endeavours to keep the Building structurally sound, wind- and watertight;
- (b) pay all local authority rates and charges and land tax for the Property on time; and
- (c) use reasonable endeavours to keep the Services available to the Premises.

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7.3 Viewing

- (a) At any reasonable time, the Lessor may enter the Premises to inspect its state of repair. The Lessor may give the Lessee a notice requiring the Lessee to repair a defect within a reasonable time.
- (b) The Lessor may enter the Premises at any time if there is an emergency.

7.4 Lessor may Repair

- (a) Upon providing at least 24 hours written notice to the Lessee, the Lessor may enter the Premises with workmen and others and materials for any reasonable purpose, for example:
 - (i) to comply with any statute affecting the Premises or any notice served on the Lessor or Lessee by any Authority;
 - (ii) to carry out any repairs, alterations or works which the Lessee may not be bound, or if bound, has neglected to do;
 - (iii) to install, inspect, maintain and repair any Services which the Lessee is not bound to effect;
 - (iv) to make repairs the Lessor decides necessary to the Premises;
 - (v) to make any alterations to the Premises which the Lessor may think necessary;
 - (vi) to take inventories of fixtures; or
 - (vii) to exercise the powers of the Lessor under this Lease.
- (b) While carrying out the work referred to in this **clause 7.4(a)**, the Lessor must minimise, as far as practicable, any interruption to the Lessee's business.

7.5 Roof

The Lessor has the exclusive use of the roof (and access to the roof) of the Building for telecommunications equipment and any other purpose.

7.6 Lessor's Signs and Viewing

The Lessor may show the Premises to prospective Lessees and prospective purchasers of the Building and place the usual notices (which must not be removed by the Lessee) on the Premises at any reasonable time and for any reasonable period.

7.7 Emergency

If there is an emergency, the Lessor may stop the Lessee from entering the Premises until a reasonable time after the emergency ends.

7.8 Deal with Land

The Lessor may subdivide or grant easements or other rights over the Premises unless this would have a substantial adverse effect on the Lessee's business. The Lessee must cooperate with the Lessor and do anything that the Lessor reasonably requires (for example, execute documents).

7.9 Do things on Lessee's Behalf

The Lessor may carry out any of the Lessee's obligations on its behalf if the Lessee does not carry them out on time or in the Lessor's opinion does not carry them out properly. The Lessee must promptly reimburse the Lessor's costs of doing this.

7.10 Supply failure

The Lessor is not liable for the Lessee's loss, injury or damage because of the failure, interruption or malfunctioning of the electricity, telephone, gas, water supply, sewerage, drainage, air conditioning, lifts, escalators or other service or facility provided by the Lessor or enjoyed by the Lessee in connection with the Premises, unless there is or was a duty on the Lessor to do structural or other repairs to the Building and the Lessor failed to do so within a reasonable time.

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8. LESSEE'S INSURANCES

8.1 Lessee's Insurances

During the Term, the Lessee must keep current insurance on terms approved or required by the Lessor (acting reasonably):

- (a) **Public Risk:** For public risk, the Premises and the business conducted in the Premises. The policy must be for the amount in **item 4**, or a higher amount if the Lessor requires it and cover all insurable risks;
- (b) **Plate Glass:** All plate glass (for example, windows, doors and display show cases) in the Premises on a full replacement basis against all insurable risks;
- (c) **Fittings and Stock:** The Lessee's Property and stock (if any) for full insurable value on a full replacement basis against all insurable risks; and
- (d) **Lessor's Requirements:** Any other insurance required by law or which the Lessor reasonably requires.

8.2 Joint Names

The insurance policies specified in **clause 8.1** must jointly insure the Lessor and Lessee.

8.3 Give Lessor Evidence

Prior to entering into possession of the Premises and when requested, the Lessee must give the Lessor:

- (a) certified copies of each insurance policy;
- (b) receipts evidencing payment of the last premium; and
- (c) certificates of currency for each policy.

8.4 Not to Void Insurances

The Lessee must not do or omit to do anything in the Premises or in the Building that renders void or voidable any insurances of the Building or the Premises or increases the premium payable.

8.5 To Pay Extra Insurance

The Lessee must pay on time all extra premiums and statutory charges (if any) for any insurance of the Premises required because of the Lessee's use of the Premises or its act or omission.

9. LESSOR'S INSURANCE

- 9.1 The Lessor will insure the Building, but not the contents of the Premises, against fire, lightning, earthquake, explosion, impact by vehicles and animals, rainwater, malicious damage other than by persons in or about the Building with the actual or implied consent of the Lessee, storm and/or tempest, in broad cover form with repair and replacement terms on terms and conditions reasonable in the market at the time the insurance is affected. The obligation to insure against any risk is conditional upon insurance for that risk being available from reputable insurers at reasonable rates.

10. RELEASE AND INDEMNITIES

10.1 Occupy at Risk of Lessee

The Lessee occupies and uses the Premises at the risk of the Lessee. The Lessee also carries out building work on the Premises at its own risk. The Lessor is not liable for any loss or damage because of anything occurring or not occurring in or near the Premises.

10.2 Indemnities

The Lessee indemnifies the Lessor from and against any liability, claim, action, loss, damage, cost and expense the Lessor sustains or incurs whether during or after the Term because of the following:

- (a) **Breach of Covenant:** the neglect or default of the Lessee to perform any of the terms and conditions of this Lease;

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- (b) **Misuse:** the negligent use or misuse by the Lessee of any water, gas, electricity or other services to the Premises;
- (c) **Escape of Substances:** the overflow, leakage or escape of water, fire, gas, electricity or any other substance in or from the Premises;
- (d) **Failure to Notify:** the Lessee's failure to notify the Lessor of any defect in any of the Lessor's Property in the Premises;
- (e) **Use of Premises:** the use of the Premises by the Lessee;
- (f) **Injury or death:** any injury or death caused or contributed to by the act, negligence or default of the Lessee;
- (g) **Faulty Installations:** loss, damage or injury to property or persons, caused or contributed to by the defective installation of plant, fixtures and equipment in the Premises by or on behalf of the Lessee; and
- (h) **General:** loss, damage or injury to property other than Lessee's Property and to persons in or near the Premises.

10.3 **Release**

- (a) The Lessee releases the Lessor from any action or demand due to any damage, loss, injury or death occurring in or near the Premises, except to the extent the Lessor caused this by an act of negligence.
- (b) The Lessee releases the Lessor from, and agrees that the Lessor is not liable for liability or loss arising from, and costs incurred in connection with a Service being interrupted to the Lessor's Property or a Service not working properly for any reason whatsoever unless there is or was a duty on the Lessor to do structural or other repairs to the Building and the Lessor failed to do so within a reasonable time.

11. **TRANSFER, SUB-LETTING AND MORTGAGES**

11.1 **Restrictions**

The Lessee must not, except under **clause 11.2**, transfer or assign this Lease. Subject to **clause 11.5**, the Lessee must not sub-let (which includes allowing any licensee or concessionaire to conduct business in the Premises), mortgage, charge, licence or part with possession of the Premises or its interest in this Lease.

11.2 **Conditions of Transfer**

The Lessee may transfer the whole of this Lease if it obtains the Lessor's consent and the following conditions are satisfied:

- (a) the Lessee gives the Lessor one month's notice of its intention to transfer;
- (b) the Lessee gives the Lessor all information the Lessor reasonably requires concerning the financial standing and business experience of the new Lessee;
- (c) the Lessee satisfies the Lessor that the new Lessee (and where the new Lessee is a corporation, its directors) and the proposed guarantors are suitable, respectable, financially sound and responsible persons capable of competently carrying on the business conducted in the Premises;
- (d) the Lessor is reasonably satisfied that the new Lessee and its business would involve no higher security risk than the Lessee;
- (e) the Lessee pays all the Lessor's reasonable fees and expenses in the investigation of the new Lessee (and any guarantors) and for the proposed transfer, including the cost of obtaining the mortgagee's consent;
- (f) the Lessee pays to the Lessor all money owing up to the date of the transfer;
- (g) the Lessee is not in breach of any term of this Lease on the date of the transfer;
- (h) the new Lessee enters into a deed with the Lessor under which it agrees to perform all of the terms of this Lease. The deed will be prepared by the Lessor at the cost of the Lessee and contain conditions required by the Lessor (including without limitation, provision of a security amount notwithstanding an acknowledgment by the Lessee and any Guarantor that they continue to be bound by this Lease, an acknowledgement by the new Lessee that it must comply with the obligations of the Lessee under this Lease, a requirement for the performance of the obligations of the new Lessee to be guaranteed by a

Title Reference [50563548]

- guarantor acceptable to the Lessor, and an acknowledgement by any Guarantor that any guarantee and indemnity is not affected by the transfer of this Lease);
- (i) the Lessor does not wish to obtain a surrender of this Lease from the Lessee and enter into a new lease with the new Lessee on the same terms as this Lease;
 - (j) if required by the Lessor, the new Lessee provides a bond or bank guarantee on terms acceptable to the Lessor as security for performance of the Lessee's obligations under this Lease;
 - (k) if the new Lessee is a company (other than a company whose shares are listed on an Australian Stock Exchange), each director and principal shareholder of the new Lessee give a guarantee and indemnity in a form the Lessor reasonably requires; and
 - (l) the Lessor has obtained any consents it has agreed with other persons (for example, its mortgagee) to obtain.

11.3 Corporate Ownership

If the Lessee is a corporation whose shares are not listed on a stock exchange, each of the following circumstances is a transfer of this Lease:

- (a) any sale, transfer or other disposition of the shares in the capital of the Lessee which has the effect of altering the effective control of the Lessee (in the Lessor's reasonable opinion);
- (b) any issue or allotment of any new shares in the capital of the Lessee which has the effect of altering the effective control of the Lessee (in the Lessor's reasonable opinion);
- (c) anything which has the effect of transferring directly or indirectly the effective ownership, management and control of the Lessee; or
- (d) if any of the events referred to in **clauses 11.3(a) to (c)** occur to any holding or ultimate holding company (as defined in the *Corporations Act 2001* (Cth)) of the Lessee.

11.4 Lessee's Mortgagee

The Lessee must obtain the Lessor's consent before using this Lease or the Lessee's Property as security. The Lessee must enter into an agreement with a prospective secured creditor (which includes the holder of the security, whether a creditor of the Lessee or not) on terms the Lessor requires before it gives security over this Lease or over any assets of the business undertaken in the Premises.

11.5 Sub-letting

- (a) The Lessee may sublet part, but not the whole, of the Premises with the Lessor's consent which will not be unreasonably withheld provided:
 - (i) the Lessee gives the Lessor all information the Lessor reasonably requires concerning the financial standing and business experience of the sublessee;
 - (ii) the Lessee satisfies the Lessor that the sublessee (and where the sublessee is a corporation, its directors) are suitable, respectable, financially sound and responsible persons capable of competently carrying on the business to be conducted in the sub-tenancy;
 - (iii) the proposed use of the sub-tenancy is consistent with the Permitted Use;
 - (iv) the terms of the sublease are not inconsistent with the terms of this Lease;
 - (v) the sublessee enters a deed of consent on terms reasonably required by the Lessor;
 - (vi) the Lessee gives the Lessor 30 days notice of its intention to sublease; and
 - (vii) the Lessee pays all the Lessor's reasonable fees and expenses in the investigation of the sublessee (and any guarantors) and for the proposed sublease, including the cost of obtaining the mortgagee's consent.

12. DEFAULT

12.1 Default

The Lessee is in default under this Lease if:

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- (a) **Failure to Pay Money:** any money payable by the Lessee to the Lessor is not paid within 14 days of the due date;
- (b) **Unauthorised transfers:** the Lessee fails to comply with **clause 11**;
- (c) **Unauthorised Use:** The Lessee fails to comply with **clause 4.1**;
- (d) **Continuing Breach:** The Lessee fails to observe or perform any of the terms in this Lease (other than covered by (a), (b) or (c) of this clause) and the failure continues for a period of 14 days after the Lessor gives a notice to the Lessee;
- (e) **Winding up:** the Lessee or a Guarantor is a company and is wound up or dissolved (other than for the purpose of amalgamation or reconstruction with the Lessor's consent), enters into a scheme of arrangement with its creditors, or has a controller, controlling manager, administrator, liquidator, provisional liquidator, receiver, receiver and manager or manager appointed or ceases or threatens to cease to carry on business; and/or
- (f) **Bankruptcy:** the Lessee or a Guarantor commits an act of bankruptcy, is made bankrupt or becomes subject to an arrangement under part IV of the *Bankruptcy Act 1996*, or if the Lessee or a Guarantor has a receiver, receiver and manager or manager appointed or ceases or threatens to cease to carry on business.

12.2 **Rights on Default**

If the Lessee is in default or repudiates this Lease, the Lessor may despite any delay, omission or extension do any one or more of the following:

- (a) **Re-entry:** Without any prior demand or notice, re-enter and take possession of the Premises (by force if necessary) and evict the Lessee and any other person with or without terminating this Lease;
- (b) **Termination by notice:** Terminate this Lease by notice to the Lessee;
- (c) **Conversion to monthly tenancy:** By notice to the Lessee convert the Term to a tenancy from month to month;
- (d) **Action for damages:** Sue the Lessee for damages suffered by the Lessor even if:
 - (i) the Lessee has abandoned or vacated the Premises;
 - (ii) the Lessor elects to re-enter or to terminate this Lease;
 - (iii) the Lessor has accepted the Lessee's repudiation; or
 - (iv) the parties' conduct constitutes a surrender by operation of law;
- (e) **Use security amount:** Use the security amount to recover any loss the Lessor suffers due to the Lessee's breach; or
- (f) **Exercise any other rights:** Exercise any of the Lessor's other legal rights.

12.3 **Waiver**

- (a) No waiver by the Lessor of any default by the Lessee will be valid unless in writing and will not operate as a waiver of any subsequent default.
- (b) The acceptance by the Lessor of arrears or of any late payment does not constitute a waiver of the essentiality of the Lessee's obligations to make those payments or in respect of the Lessee's continuing obligation to make those payments during the Term.

12.4 **Damages**

If this Lease is terminated by the Lessor, then the Lessee indemnifies the Lessor against any liability or loss arising and any cost incurred (whether before or after termination) in connection with:

- (a) the Lessee's breach of this Lease; or
- (b) the termination of this Lease.

Where the Lease is terminated by the Lessor, the Lessee must pay the Lessor on demand, as liquidated damages the difference between the Rent and other money which would have been payable if the Lease had not been terminated and the amount (if any) the Lessor reasonably anticipates it will receive at the time the demand for

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payment is made. To the extent that the liquidated damages represents an acceleration of payments, each accelerated component will be discounted at the rate of 12% per annum.

12.5 Interest

If the Lessee does not make a payment on time, it must pay, when asked by the Lessor, interest on that amount from the due date for payment until it is paid. Interest is calculated on daily balances at a rate equal to Commonwealth Bank of Australia's Overdraft Reference Rate published immediately prior to the day it was due (or equivalent rate) plus two percent per annum. On the last day of each month, the Lessor may add the interest to the unpaid money and charge interest on the total amount.

13. DEMOLITION

If the Lessor requires the Building or any part of it to be demolished for redevelopment of the Land:

- (a) the Lessor must give the Lessee notice of the demolition of the improvements (**Demolition Notice**) along with details of the proposed redevelopment sufficient to indicate a proposal that is to be carried out within a reasonable time and that cannot in the Lessor's opinion be carried out without the Lessee vacating the Premises;
- (b) the Lease will terminate and the Lessee must vacate the Premises 12 Months from the date that the Demolition Notice is given to the Lessee (**Demolition Termination Date**) and the Lessee will not have any right to claim compensation from the Lessor as a result of the termination; and
- (c) the Lessee must execute all documents necessary to surrender the Lease from the Demolition Termination Date.

14. OPTION TO RENEW

14.1 Grant of Option

If the Lessee:

- (a) is not in arrears of Rent or other monies payable under the Lease;
- (b) has no outstanding or unremedied defaults or breaches of the Lease; and
- (c) gives to the Lessor a notice of exercise of the option at least three months and not more than six months before the Expiry Date,

the Lessor must grant the Lessee a new lease of the Premises for the option period in **item 5(a)** and otherwise subject to **clause 14.2**.

14.2 Terms of new lease

The new lease must contain the same terms as the Lease except that:

- (a) intentionally deleted;
- (b) the commencement and expiry dates of the new lease will be the first and last days of the option period;
- (c) intentionally deleted;
- (d) intentionally deleted;
- (e) if the particulars of the new lease are the only particulars specified in **item 5(a)**, this **clause 13** and **item 5** are deleted.
- (f) if the particulars more than one new lease are specified in **item 5(a)**, the particulars of the new lease first specified are deleted from **item 5(a)**.

14.3 Lessee to sign new lease

The Lessor and the Lessee must sign new lease documents within one month of an option being exercised.

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15. LESSOR AS ATTORNEY

- 15.1 The Lessee irrevocably appoints the Lessor and (if the Lessor is a corporation) the Directors, the General Manager, and the Secretary for the time being of the Lessor jointly and each of them severally to be the attorneys of the Lessee at any time after the power contained in this Lease to re-enter has been exercised to:
- (a) execute and sign a transfer or a surrender of this Lease;
 - (b) procure the transfer or surrender to be registered;
 - (c) appoint, from time to time, a substitute or substitutes and revoke those appointments; and
 - (d) do, execute, and perform any act, deed, matter, or thing in accordance with this clause as fully and effectually as the Lessee could do. The Lessee will ratify and confirm everything the attorneys or any substitute or substitutes lawfully do or cause to be done in accordance with this clause.
- 15.2 A statutory declaration by an attorney that the power of re-entry contained in this Lease has been exercised will be sufficient proof of that fact.

16. GENERAL PROVISIONS

16.1 Transfer by Lessor

The Lessor may transfer or mortgage its rights under this Lease and the Lessee must enter into any document reasonably required by the Lessor in connection with that transfer or mortgage. If the Lessor sells the Land, the Lessor is released from its obligations under this Lease arising after it ceases to be the registered owner of the Land and the new owner only is liable under this Lease.

16.2 Lessee's Payments

- (a) **Method of Payment:** The Lessee must make payments under this Lease to the Lessor (or to a person nominated by the Lessor in a notice to the Lessee) by the method the Lessor reasonably requires.
- (b) **Time for Payment:** The Lessee must pay the Lessor on time and not withhold or set off any payment under this Lease for any reason.
- (c) **No Demand:** The Lessor need not ask for any payment by the Lessee unless this Lease states that demand must be made.
- (d) **Broken Periods:** Where any money the Lessee must pay is calculated using a time period and this Lease starts or ends during that time period, the Lessor must make any necessary proportional adjustment.
- (e) **Correction of Errors:** If the Lessor or the Lessee prove an error in any money charged, the Lessor must correct it and give the Lessee a notice.
- (f) **Payment other than on a Business Day:** If a payment is to be made on a Rent Day that is not a Business Day, the Lessee must make payment on the Business Day before the Rent Day.
- (g) **No Rent Day:** If the Lessee must pay an amount on the next Rent Day and there is no next Rent Day, the Lessee must pay that amount within seven days after the Lessor asks for it.
- (h) **Expiry or Termination:** The Lessee's obligation to make payments under this Lease for the periods before expiry or termination are not affected by expiry or termination of this Lease.
- (i) **No time specified:** If the time that a payment must be made is not specified, the Lessee must make the payment within seven days of being asked.

16.3 Holding Over

If with the Lessor's consent, the Lessee occupies the Premises after the Expiry Date or conversion of the Term to a monthly tenancy, the Lessee holds the Premises as Lessee from month to month on the terms of this Lease as at the Expiry Date of this Lease except that:

- (a) the Lessor or the Lessee may end the tenancy on any day by giving at least a month's notice to the other party; and
- (b) the Rent will be 110% of the Rent in the last year of the Term.

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16.4 **Covenants to Continue**

The provisions of this Lease continue after the expiry or termination of this Lease unless the contrary intention appears. If the Lessor terminates this Lease before the Expiry Date, any rights arising before the termination are not affected.

16.5 **Severability**

If any term of the Lease or the application of any term to any person or circumstance is or becomes illegal, invalid or unenforceable in any jurisdiction, it will be severed in that jurisdiction and none of the other terms and conditions are affected.

16.6 **Notices**

- (a) A notice, demand, consent or communication under this Agreement must be:
- (i) in writing and in English directed to the recipient's address for service of notices specified in **Item 9** of the Reference Schedule or the last address of such party as shall have been notified in accordance with this **clause 16.6**; and
 - (ii) hand-delivered or sent by pre-paid post or email to that address.
- (b) A notice takes effect when received (or at a later time specified in it) and is deemed to be received:
- (i) if hand-delivered, on delivery;
 - (ii) if sent by pre-paid post, two (2) Business Days after the date of posting (or seven (7) Business Days after the date of posting if posted to or from outside Australia);
 - (iii) if sent by email, 10 minutes from the time sent.
- (c) If the delivery, receipt or transmission of a notice is not on a Business Day or after 5:00 pm on a Business Day in the time zone of the recipient, the notice is taken to be received at 9:00 am on the next Business Day.

16.7 **Entire Agreement**

This Lease is the entire agreement between the parties. No other terms are implied in this Lease or arise between the parties by way of collateral or other agreement because of any promise, representation, warranty or undertaking given or made by any party to this Lease to another on or before the execution of this Lease.

16.8 **Approvals and Consents**

An application for consent or approval and the giving or refusal of consent or approval under this Lease must be in writing. Unless otherwise stated, the Lessor may give approval or consent conditionally or unconditionally or withhold its consent or approval as it decides.

16.9 **Moratorium**

Unless application is compulsory by law, no statute, ordinance, proclamation, order, regulation or moratorium present or future applies to this Lease so as to prejudicially affect any rights, powers, remedies or discretions given to the Lessor.

16.10 **Benefit of Covenants**

If any person other than the Lessor becomes entitled to receive the money payable under this Lease either by operation of law or otherwise, the Lessee agrees that person has the benefit of all the obligations of the Lessee under this Lease.

16.11 **Lessee Not to Prejudice Superior Estate**

The Lessee must not do or permit any thing that might prejudice or give ground for termination of the estate or interest of the Lessor in the Land and the Premises.

16.12 **Property Law Act**

The provisions implied in leases by the *Property Law Act 1974* (Qld) are negated.

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16.13 **Mortgagee Consent**

If under a mortgage the Lessor must obtain its mortgagee's consent before granting this Lease, the Lessee must when asked by the Lessor or the mortgagee, sign the mortgagee's form of agreement. If the mortgagee refuses to give its consent or if the Lessee does not comply with this clause, the Lessor may give a notice to the Lessee terminating this Lease. The Lessor is not liable for any loss or damage because of the termination.

16.14 **Managing Agent**

The Managing Agent may do anything that the Lessor may or must do in this Lease.

16.15 **Queensland Law**

This Lease is governed by Queensland law.

16.16 **If Lessee is Trustee**

- (a) If on or after the Commencement Date, the Lessee holds this Lease as trustee, then, even if the Lessor is not aware of the trust, **clause 16.16** applies.
- (b) The Lessee enters into this Lease both as trustee of the trust and in its personal capacity.
- (c) The Lessee:
 - (i) warrants it has power under the trust to enter into this Lease;
 - (ii) warrants it has a right of indemnity under the trust;
 - (iii) assigns any right of indemnity it has under the trust to the Lessor and must do anything necessary to give effect to the assignment;
 - (iv) must not do anything to prejudice any right of indemnity it has under the trust;
 - (v) must not breach the trust;
 - (vi) warrants it enters into this Lease in the due administration of the trust; and
 - (vii) must do everything necessary to make available the assets of the trust to rectify a default of this Lease and compensate the Lessor for the default.

17. **DEFINITIONS AND INTERPRETATION**

17.1 **Definitions**

In this Lease unless the contrary intention appears:

Authority means any Federal, State, local government, statutory or public authority or corporation;

Building means the buildings and improvements (other than the Lessee's Property) on the Land;

Business Day means any day other than a Saturday, Sunday or public holiday in Brisbane;

Commencement Date means the commencement date in **item 6** of the Form 7;

Expiry Date means the expiry date in **item 6** of the Form 7;

Financial Year means each year or part of a year ending on 30 June or any other period adopted from time to time by the Lessor as its accounting year (as notified to the Lessee);

Guarantor means the person (if any) in **item 6**;

GST Act means the Act entitled A New Tax System (Goods and Services Tax) Act 1999 as amended from time to time or any Act passed in substitution for or replacement of that Act and expressions and words defined in the GST Act and used in **clause 2.4** have the meanings defined in that Act;

Incentives means any:

- (a) abatement, concession, inducement or reduction (whether in respect of rent, fitout or otherwise) paid, payable, granted or allowed to a new Lessee or any other person or to retain a potentially outgoing Lessee in respect of this Lease or the Premises or any lease of comparable premises or any comparable premises; and

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- (b) premium or other inducement paid or payable to the Lessor (or any other lessor) in respect of this Lease or the Premises or any lease of comparable premises or any comparable premises.

Land means the land described in **item 2** of the Form 7;

Lease means the Form 7, the Form 20 Schedule attached to it, the Reference Schedule and the plan (if any), as varied;

Lease Year means the period of 12 months starting on and including the Commencement Date and then each succeeding period of 12 months;

Lessee means the person specified in **item 3** of the Form 7 and where relevant includes the Lessee's agents, contractors, employees, invitees, licensees and other persons claiming through or under the Lessee;

Lessee's Property means all property in or on the Premises (for example, fixtures, fittings, signs, equipment, goods) that is not the Lessor's Property;

Lessor means the person in **item 1** of the Form 7;

Lessor's Property means all plant, equipment, appurtenances, services, fixtures and fittings on the Premises owned or leased by the Lessor or provided by the Lessor or an Authority for use on the Premises. The Lessor's Property includes any structural improvements or returns, ceilings, floor finishes, wall finishes and lighting installed in the Building by or for the Lessee or any other replacements for items originally installed or constructed by the Lessor;

Managing Agent means any agent appointed by the Lessor to manage the Premises;

Month means calendar month;

Outgoings means all expenses paid or payable by the Lessor and legally recoverable from the Lessee in connection with the Land or the Building for example:

- (a) rates, taxes (excluding land tax), charges, assessments, levies, outgoing and impositions (whether novel or imposed by statute or Authority, on a revenue or other basis, except a capital basis) that may be assessed, charged or imposed in respect of the Premises (including, for example, general rates, water, sewerage, refuse collection and fire services levies);
- (b) insurance premiums for:
- damage or destruction of the Building and the Lessor's Property for their full reinstatement value for damage however caused and the cost of removal and disposal of debris, consultants' fees and fire extinguishment costs;
 - public risk insurance;
 - consequential and economic loss insurance; and
 - any other insurance the Lessor reasonably considers is appropriate;
 - management, control and administration of the Premises (for example, fees payable to the Managing Agent, audit fees, bank taxes and all proper disbursements).
- (c) management and administration (including the cost of the Managing Agent).
- (d) cleaning those parts of the Land or Building which no lessee is obliged to clean and keeping them free of vermin and refuse.
- (e) indoor and outdoor gardening and landscaping.
- (f) any other charges, levies, premiums, rates or taxes payable by the Lessor as a result of the Lessor's ownership or occupation of the Building or the Land.

Permitted Use means the use referred to in **item 3**;

Pipes means all pipes, sewers, drains, mains, conduits, ducts, gutters, water courses, wires, cables, channels, flues, and all other conducting media and including any fixings, louvres, cowls, and any ancillary apparatus.

Premises means the premises described in **item 5** of the Form 7 and **item 8** of the Reference Schedule including:

- (a) the Land;
- (b) the Building; and

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- (c) the Lessor's Property,
to the extent they form part of the premises as described.

Redecorate means:

- (a) cleaning and preparing the surfaces of the Premises, including walls, ceilings, floors and partitions;
- (b) painting all painted surfaces with at least two (2) coats of premium paint in colours acceptable to the Lessor and staining, varnishing and polishing all internal surfaces as they were treated previously;
- (c) replacing those floor coverings, floor tiles, window coverings and window blinds which, in the reasonable opinion of the Lessor, are sufficiently worn or damaged to require replacement;
- (d) upgrading and renewing all internal and external signs at the Premises which, in the reasonable opinion of the Lessor, due to deterioration or wear and tear, require replacement, repair or repainting.

Reference Schedule means the reference schedule forming part of this Lease;

Rent means the annual amount specified in **item 1**, as varied under this Lease;

Rent Day means the Commencement Date and the first day of each month;

Services means the services to or in the Premises provided by Authorities or the Lessor (including water, electricity, air conditioning, lifts, toilets, telephone lines, communication infrastructure and systems, fire services and trade wastes);

Term means the period from and including the Commencement Date to and including the Expiry Date and for any new lease in accordance with **clause 13**, the period specified in **clause 13.2(b)**.

17.2 Interpretation

In this Lease:

- (a) a person includes any other entity recognised by law and vice versa;
- (b) the singular number includes the plural and vice versa;
- (c) an agreement, representation or warranty in favour of two or more persons is for the benefit of them jointly and severally, and on the part of two or more persons binds each of them jointly and severally;
- (d) headings and the index (if any) are for convenience and do not affect interpretation;
- (e) each example is descriptive only and not exhaustive;
- (f) every obligation on the Lessee is taken to include an obligation on the Lessee to ensure that each of the Lessee's employees, agents, contractors, invitees, sublessees and others under the Lessee's control comply with that obligation;
- (g) a reference to:
 - (i) a person includes the person's executors, administrators, successors and assigns;
 - (ii) an item is a reference to an item in the Reference Schedule unless otherwise specified;
 - (iii) a thing or period includes the whole and each part of it;
 - (iv) any body (including institute, association or Authority) that ceases to exist or whose powers or functions are transferred refers to the body that replaces it or substantially succeeds to its powers or functions; and
 - (v) a law or legislation includes all regulations and other instruments under it and amendments or replacements of any of them.
- (h) Any covenant by the Lessee not to do any act or thing is deemed to include an obligation not to permit that act or thing to be done, and to use its best endeavours to prevent that act or thing being done by a third party.

18. INTENTIONALLY DELETED

19. INTENTIONALLY DELETED

Title Reference [50563548]

Statement about alteration or minor correction to Land Registry Form

Form being altered or corrected: 7

Name of authorised person or solicitor:

Jessica Tjong

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

Stokes Moore Pty Ltd

Item/s being altered or corrected:

Page Numbers

Details of alteration or minor correction:

Inserting the correct total page number as "19"

Party represented (where signed by solicitor):

Lessee

.....
Authorised person's or Solicitor's Signature

Jessica Tjong
Solicitor

Name of authorised person or solicitor:

Jessica Tjong

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

Stokes Moore Pty Ltd

Item/s being altered or corrected:

6

Details of alteration or minor correction:

Deleting the words "5 YEARS" and amending the expiry date of the lease to "30 June 2036" so that the total term of the lease is 21 years. And inserting the words "Nil" after Options.

Party represented (where signed by solicitor):

Lessee

.....
Authorised person's or Solicitor's Signature

Jessica Tjong
Solicitor

Title Reference [50563548]

Statement about alteration or minor correction to Land Registry Form

Form being altered or corrected: 20

Name of authorised person or solicitor:

Jessica Tjong

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

Stokes Moore Pty Ltd

Item/s being altered or corrected:

Page Numbers

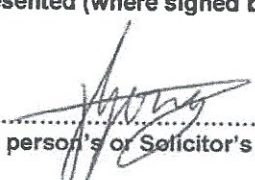
Details of alteration or minor correction:

Inserting the correct total page number as "19" on every page of the schedule

Party represented (where signed by solicitor):

Lessee

.....
Authorised person's or Solicitor's Signature



Name of authorised person or solicitor:

Jessica Tjong

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):

Stokes Moore Pty Ltd

Item/s being altered or corrected:

Page Numbers

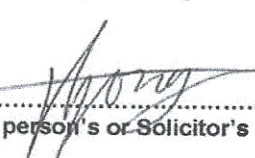
Details of alteration or minor correction:

Deleting the words "5 YEARS" to "N/A" to reflect the correct terms."

Party represented (where signed by solicitor):

Lessee

.....
Authorised person's or Solicitor's Signature



REGISTRATION CONFIRMATION STATEMENT

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Title Reference : 50563548

This is the current status of the title as at 08:29 on 21/06/2018

REGISTERED OWNER

Dealing No: 709105941 03/11/2005

MANJA INVESTMENTS PTY LTD A.C.N. 078 893 562
TRUSTEE
UNDER INSTRUMENT 709105941

ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 180963
Local Government: LOGAN
COMMUNITY MANAGEMENT STATEMENT 16399

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10627098 (POR 396)
2. LEASE No 718781000 31/05/2018 at 14:43
NATASHA A HOBSON PTY LTD A.C.N. 150 502 051 TRUSTEE
UNDER INSTRUMENT 718781000
OF THE WHOLE OF THE LOT
TERM: 01/07/2015 TO 30/06/2036 OPTION NIL

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

DEALINGS REGISTERED
718781000 LEASE

Caution - Charges do not necessarily appear in order of priority

** End of Confirmation Statement **

EV Dann
Registrar of Titles and Registrar of Water Allocations

Lodgement No: 4252280
Email: titles@wilkinsonandboynton.com.au
WILKINSON & BOYNTON
Office: BRISBANE
Box: 18