

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

Property Leased

Folio Identifier: 3 / SP67886

Known as shop 2/31 Belgrave Street Manly NSW 2095

(B) LODGED BY

Document Collection Box	Name, Address or DX and Telephone	CODE
	Richard G Wray 26 Palomar Parade Freshwater NSW 2096	L
	Reference: <input type="text"/>	

(C) LESSOR

Richard G Wray
TFN 126 963 864

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

(D)

Encumbrances (if applicable):

(E) LESSEE

H & R Block Limited
ABN 89 064 268 800

(F)

TENANCY:

- (G)**
- 1. TERM** 3 Years
 - 2. COMMENCING DATE** 1st December 2015
 - 3. TERMINATING DATE** 30th November 2018
 - With an **OPTION TO RENEW** for a period of Three (3) years 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 N.A.
 - 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

Rick Wray

From: Rick <rwra5197@bigpond.net.au>
Sent: Saturday, 14 March 2020 9:45 AM
To: Rick Wray
Subject: FW: option for Manly office

From: Rick [mailto:rwra5197@bigpond.net.au]
Sent: Monday, 24 September 2018 5:41 PM
To: 'Daryl x Salmon'
Subject: RE: option for Manly office

Hi Daryl.

That's great news, your first month on the new rate will be December.
Below is the web address for reviewing office rentals.

Cheers

Rick

<https://www.commercialpropertyguide.com.au/blog/leasing/commercial-rent-growth-spotlight-on-office-spaces-83>

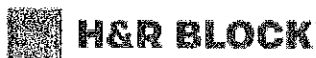
From: Daryl x Salmon [mailto:Dsalmon@hrblock.com.au]
Sent: Monday, 24 September 2018 1:59 PM
To: Rick
Subject: RE: option for Manly office

Hi Rick

Good to Go at \$5000 per month for the next 3 years. I was almost certain that my national team would ask me to try for less given that the 3 year total with annual CPI rises is \$179,597 but happily they are in agreement. I couldn't see anything indicating the rises you talked about. Now that the negotiating is complete, would you send me a link for my own ongoing knowledge of rentals.

Regards
Daryl Salmon

District Manager
Sydney2 District Office
PH: 02 9422 9503
FAX: 02 9498 8007



From: Rick [mailto:rwra5197@bigpond.net.au]
Sent: Sunday, 23 September 2018 10:38 AM
To: Daryl x Salmon