

**SCHEDULE 3  
IMPORTANT NOTICE  
EXCLUSION OF WARRANTY OF FITNESS FOR PURPOSE**

Retail and Commercial Leases Act 1995: Section 18

Retail and Commercial Leases Regulations 1995: Regulation 6

**THE LESSOR DOES NOT WARRANT THAT THE PREMISES THAT 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.**

DATED ..... 29 / 11 / ..... 2019

**EXECUTION**

By LESSOR

**EXECUTED** by **SLAMBS PTY LTD** ACN 637 105 081 in accordance with section 127(1) of the Corporations Act 2001 (Cth) by:

.....  
.....

Signature

..... Emily Stabolidis .....

ALEXANDER STABOLIDIS

Print Name

..... EMILY STABOLIDIS .....

DIRECTOR

Print Position

..... DIRECTOR .....

and if only a person has signed, that person states that he/she has executed this Lease as sole director and sole company secretary of the company

By LESSEE

**EXECUTED** by **ALEDEN PTY LTD** ACN 116 113 887 in accordance with section 127(1) of the Corporations Act 2001 (Cth) by:

.....  
.....

Signature

.....

ALEXANDER STABOLIDIS

Print Name

.....

DIRECTOR

Print Position

.....

and if only a person has signed, that person states that he/she has executed this Lease as sole director and sole company secretary of the company

**SCHEDULE**

**Item 1 Lessor**

**SLAMBS PTY LTD** ACN 637 105 081

**Item 2 Lessee**

**ALEDEN PTY LTD** ACN 116 113 887

**Item 3 Addresses**

Address of Lessor: 64 French Street, Netherby South Australia 5062

Address of Lessee: 1 Mary Avenue, Normanville South Australia 5204

**Item 4 Premises**

The whole of the land comprised in Certificate of Title Volume 6133 Folio 94 being land situated at Unit 3, 1 Olive Avenue, Normanville South Australia 5204.

**Item 5 Commencement Date**

2/12/19

**Item 6 Term**

A term of five years commencing on the Commencement Date

**Item 7 Further Term**

The renewal period is for a term of five years commencing on 2/12/2024

**Item 8 Rent**

An annual rental of Twenty Thousand and Eight Hundred Dollars (\$20,800.00) exclusive of GST.

**Item 9 Review Dates**

The Rent will be reviewed and determined in accordance with Part 3 on the following dates and in the accordance with the appropriate method of review:

(a) CPI Review Dates

Subject to Item 9(b), on each anniversary of the Commencement Date

(b) Market Review Dates

On the Commencement Date of any Further Term

**Item 10 Permitted Use**

Commercial Offices, or any other purpose as allowable by law and with the Lessor's consent

**Item 11 Public Liability Insurance**

No less than Twenty Million Dollars (\$20,000,000.00)