

Our Ref: CT:CF:M150877

18 May 2016

**mellor
OLSSON**
lawyers

Mr M A & Mrs R Gabrielli
19 Henry Street
HECTORVILLE SA 5073

Dear Sir and Madam

**RE: LEASE TO DOMINO'S PIZZA ENTERPRISES LIMITED
SHOP 1, 100 GLYNBURN ROAD, TRANMERE**

We refer to previous communications.

Please find *enclosed the Memorandum of Extension of Lease (in triplicate) for execution by you where indicated.

Once signed, please return all copies of the Extension of Lease together with your Certificate of Title (Volume 6130 Folio 124) so that we may attend to registration at the Lands Titles Office.

Lastly, we *enclose our tax invoice for your half share of the costs in the matter.

Yours faithfully
MELLOR OLSSON

Per :

Con Traianos

Partner

Direct e-mail: ctraianos@mellorolsson.com.au

Direct Phone: 8414 3400 (Adelaide)

*Enc

LAWYERS

Philip Page
Greg Anderson
Con Traianos
Greg Arthur
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Karen Olsson
Anthony Kelly
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Port Lincoln
11 Mortlock Terrace
Port Lincoln SA 5606
PO Box 411
Port Lincoln SA 5606 DX 51050
Phone: (08) 8682 3133
Fax: (08) 8682 6030

Clare
165 Main North Road
Clare SA 5453
PO Box 671
Clare SA 5453
Phone: (08) 8842 1833
Fax: (08) 8842 1811

Regional Offices (By Appointment Only)
Bordertown
22 Binnie Street
Bordertown SA 5268
McLaren Vale
178 Main Road
McLaren Vale SA 5171
Kadina
26 Taylor Street
Kadina SA 5554
Nuriootpa
45 Murray Street
Nuriootpa SA 5355

Keith
Cnr Makin & Hender Street
Keith SA 5267
Phone: 1300 414 414
Fax: (08) 8414 3444

MEMORANDUM OF EXTENSION OF LEASE

LEASE BEING EXTENDED

9263453

CERTIFICATE(S) OF TITLE OVER WHICH LEASE IS REGISTERED

Portion of the land comprised in Certificate of Title Register Book Volume 6130 Folio 124 being more particularly the areas marked "Shop 1" and "Porch" in GP 498 of 2001

LESSOR (Full Name and Address)

MARIO ANTHONY GABRIELLI & RITA GABRIELLI of 19 Henry Street Hectorville SA 5073

LESSEE (Full Name and Address)

DOMINO'S PIZZA ENTERPRISES LIMITED (A.C.N. 010 489 326) of KSDI Level 5, 485 Kingsford Smith Drive Hamilton Qld 4007

CONSIDERATION (Words and Figures)

In accordance with clause 4.92 of the above Memorandum of Lease

FOR THE ABOVE CONSIDERATION THE TERM OF THE ABOVE
MEMORANDUM OF LEASE SHALL BE EXTENDED:

TERM

COMMENCING ON 7 August 2016

AND

EXPIRING ON 5 August 2021

UPON THE SAME TERMS AND CONDITIONS AS ARE EXPRESSED OR IMPLIED IN THE ABOVE
MEMORANDUM OF LEASE EXCEPT WITH THE VARIATIONS FOLLOWING: (See page 2)

CONSENTS

Not Applicable

VARIATIONS

Rent for first year of extended term

1. The rental for the first year of the extended term shall be \$40,000.00 per annum plus GST.

Variation

2. So as to oblige the Lessee to pay its proportion of rates taxes and insurance in respect of the premises the Lease is varied as and from the 7th August 2016, by adding after clause 2.1 of the Lease the following clause:

"2.1A Outgoings

(a) to pay the Lessee's proportion of:

- (i) all present and future rates, charges, levies, assessments, duties, impositions and fees of any relevant authority including (without limitation), council rates, permit fees and car parking levies (if any), water and sewerage rates, charges and levies, land tax on a single holding basis (unless excluded by section 30 of the Leases Act); and emergency services levies,
- (ii) the Lessor's building and public risk insurance covering such risks as a prudent Lessor may insure for.

For the purposes of this clause "the Lessee's proportion" means, in respect of an amount which is referable to the premises alone, the whole of that amount but otherwise the same proportion as the lettable area of the premises bears to the whole of the lettable area of all buildings on the Land such lettable areas to be determined in accordance with the method of measurement recommended for such premises by the guidelines published by the Property Council of Australia current at the date of commencement of this Lease (or if such guidelines are not then current, then the guidelines published in March 1997)."

(For clarification, as at March 2016 the premises are the only building on the Land and the Lessee's proportion of the outgoings referred to above is approximately \$5,363.00)

DATED Do not date

EXECUTION

Lessor

SIGNED by the LESSOR

Marie Gabrielli
Rita G. Gull
 Signature of LESSOR

Signature of WITNESS – signed in my presence by the LESSOR who is either personally known to me or has satisfied me as to his or her or their identity.*

VS
 Print full name of Witness (BLOCK LETTERS)

VANESSA SCHINA
1 MARLENE CRT, NEWTON, SO74
 Address of Witness

Business Hours

Telephone Number

LesseeSigned for **DOMINO'S PIZZA ENTERPRISES LTD**Pursuant to Power of Attorney No 10686602by CRAIG ANTHONY RYAN

of LEVEL 5, KSD1, 485 KINGSFORD SMITH DRIVE, HAMILTON,
QLD, 4007

By executing this Instrument the Attorney states that
 the Attorney has received no notice of the revocation
 of the said Power of Attorney

CAR
 Signature of Attorney

in the Presence of:-

TH
 Signature of Witness – Signed in my presence by the Attorney who is either personally known to me or has satisfied me as to her identity*

TIMOTHY ROBIN FRANKLIN Print Full Name

485, 485 KINGSFORD SMITH DRIVE Address

HAMILTON, QLD 4007

(07) 3633 3341 Business Hours Telephone No

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

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

**MEMORANDUM OF EXTENSION OF
LEASE**

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

Prefix
EL
Series No.

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

Solicitor/Registered Conveyancer/Applicant

AGENT CODE

Lodged by: Mellor Olsson
80 King William Street
ADELAIDE SA 5000

Correction to: **Mellor Olsson** **MEOL61**

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1
- 2
- 3
- 4

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

- 1
- 2
- 3
- 4

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE
UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

R-G 250505

CORRECTION	PASSED
REGISTERED	
REGISTRAR-GENERAL	