

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.

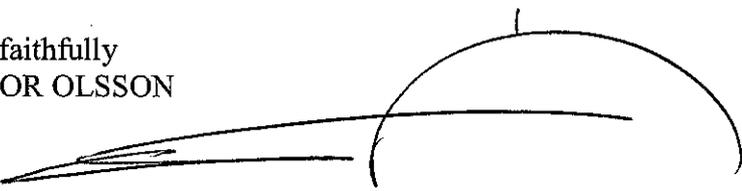
Please find \*enclosed the Memorandum of Extension of Lease (in triplicate) for execution by you where indicated.

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  
Phil McGovern  
Andrew Goode  
Tim Mellor  
Karen Olsson  
Anthony Kelly  
Joanna Andrew  
Joseph Anderson  
Phil Dorman  
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John Dempster  
Henry Ringwood  
Leonie Millard  
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Catherine Leis  
Vanessa Varga  
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CONVEYANCERS

Judith Phillips  
Michelle Colmer  
Kristy Tohl

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Adelaide SA 5000  
GPO Box 74  
Adelaide SA 5001 DX 543  
Phone: +61 8 8414 3400  
Fax: +61 8 8414 3444

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 7<sup>th</sup> 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

*Maria Gabrielli*  
*Rita Gabrielli*

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.....

**Lessee**

Signed for **DOMINO'S PIZZA ENTERPRISES LTD**

Pursuant to Power of Attorney No 10686602

by 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:-

*TA*

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

4/1 5, 485 KINGSFORD SMITH DRIVEAddress

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.

