

Dealing Number



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1. Lessor

CHRIS HALL FAMILY SUPER PROPERTIES PTY LTD ACN 136 636 416 AS TRUSTEE UNDER INSTRUMENT 712717999

Lodger (Name, address, E-mail & phone number) Chesterfield Lawyers Level 1, 371 Queen Street Brisbane E: d.mcmanus@chesterfieldgroup.com.au Ph: 3221 2000 Ref: PAL:120084

Lodger Code BE039A

2. Lot on Plan Description

Lot 1 on RP 154522

County

Stanley

Parish

Enoggera

Title Reference

18155117

3. Lessee Given names

Surname/Company name and number (include tenancy if more than one)

PARIS TEXAS PTY LTD ACN 109 156 176

4. Interest being leased

Fee Simple

5. Description of premises being leased

Part of the first level of the Building on the Land marked cross-hatched on the attached sketch plan

6. Term of lease

Commencement date/event: 1/3/2012 Expiry date: 28/2/2015 and/or Event: #Options: 3 + 4 years

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

7. Rental/Consideration

See attached Schedule

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; *the attached schedule and document no.; * document no.; *Option in registered Lease no. has not been exercised. * delete if not applicable

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

Chris Hall Family Super Properties Pty Ltd ACN 136 636 416

Director

Director

1/3/12 Execution Date

Lessor's Signature

9. Acceptance

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

Paris Texas Pty Ltd ACN 109 156 176

Director

Director

1/3/12 Execution Date

Lessee's Signature

Ashlee Cunningham Ian Cunningham

Ashlee Cunningham Ian Cunningham

Title Reference 18155117

This is the Schedule referred to in Lease dated the _____ day of _____, 2012

This Schedule shall be read together with the Land Title Act 1994 Form 7 and Form 20 Enlarged Panel Annexure "A" making reference to this Schedule.

1. REFERENCE SCHEDULE, DEFINITIONS AND INTERPRETATION

1.1 Reference Schedule

	ADDRESS FOR NOTICES ON LANDLORD:	27 Wilden Street, Paddington QLD 4064
	ADDRESS FOR NOTICES ON TENANT:	C/- Level 1, 96 Lytton Road, East Brisbane QLD4169 or at the Premises
	THE COMPLEX:	41 Park Road, Milton QLD 4064
	ANNUAL RENT:	\$36,000.00 per annum (\$3,000.00 per month) excluding GST for Year 1 of the Term, \$40,000.00 per annum (\$3,333.33 per month) excluding GST for Year 2 of the Term, \$42,000.00 per annum (\$3,500.00 per month) excluding GST for Year 3 of the Term, and then subject to revision as provided in this Lease
	FIXED REVIEW:	The commencement date of Years 2 and 3 of any Further Term excluding a Market Review Date
	FIXED RENT INCREASE:	5%
	CPI REVIEW:	Not applicable
	MARKET REVIEW DATES:	The commencement date of Year 1 of any Further Term
	TENANT'S PROPORTION OF OUTGOINGS	Nil
	PERMITTED USE OF DEMISED PREMISES:	Retail

Title Reference 18155117

	OPTION TO RENEW FOR FURTHER TERM:	(a) Period of Further Term(s):	2 Further Terms of 3 years and of 4 years
		(b) Total Period of the original Lease Term and all Further Term(s):	10 years
		(c) Type of Rent Review at commencement of Lease Year 1 of any Further Term:	Market
	THE TENANT'S SECURITY:	An amount equal to 3 months rent plus GST as a cash bond which as at the Commencement Date is \$9,900.00	
	THE GUARANTOR:	Not applicable	

1.2 Definitions

In this document:

Authority means any federal, state, local government, semi-government, statutory or legislative authority, court, instrumentality or body with jurisdiction over any part of the Complex.

Business Day means a day other than a Saturday, Sunday, or public or bank holiday in Brisbane.

Building means building or buildings erected or to be erected on any part of the Complex.

Car Park means those parts of the Complex set apart by the Landlord for the parking of motor vehicles, including all internal roadways.

Claim means any claim, demand, remedy, suit, injury, damage, loss, cost, liability, action, proceeding, right of action, claim for compensation or claim for abatement of any monetary obligation.

Commencement Date means the commencement date specified in Item 6 of the Form 7 in this Lease.

Common Areas means all parts of the Complex provided and designated by the Landlord for common use by any tenant or other person.

Complex means the Land; the Building and other structures erected or to be erected on that land, Landlord's Property including any additional land, buildings or structures used in conjunction with the Land that the Landlord elects to treat as part of the Complex.