

LEASE/SUB-LEASE

41 L11 31/3/12  
87m2 434.495pa  
FORM 7 Version 8  
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Dealing Number

Duty Imprint



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1. Lessor

Hanbro Estates Pty Ltd ACN 009 656 240

**Lodger** (Name, address & phone number)  
Clayton Ulz  
DX 128, Brisbane  
Ph: 3292 7000  
Ref: 12344/12187/80088467

**Lodger Code**  
232

2. Lot on Plan Description

Lot 1 on RP 154522

**County**  
Stanley

**Parish**  
Enoggers

**Title Reference**  
18155117

3. Lessee Given names

**Surname/Company name and number**  
Perkins Resources Pty Ltd  
ACN 103 539 760

(Include tenancy if more than one)

4. Interest being leased

Fee Simple

5. Description of premises being leased

Part of the first floor of the building erected on the land described in Item 2 hatched in black on the plan in schedule 2.

6. Term of lease

Commencement date/event: 1 April 2009  
Expiry date: 31 March 2012  
Options: Nil

7. Rental/Consideration  
See item 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. Option in registered lease no. \_\_\_\_\_ has not been exercised.

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

\_\_\_\_\_  
signature

\_\_\_\_\_  
full name

\_\_\_\_\_  
qualification

\_\_\_\_\_  
Execution Date

See Enlarged Panel

\_\_\_\_\_  
Lessor's Signature

**Witnessing Officer**

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

9. Acceptance

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

\_\_\_\_\_  
signature

\_\_\_\_\_  
full name

\_\_\_\_\_  
qualification

\_\_\_\_\_  
Execution Date

See Enlarged Panel

\_\_\_\_\_  
Lessee's Signature

**Witnessing Officer**

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

ENLARGED PANEL

Title Reference 18155117

This is the Enlarged Panel referred to in the Form 7 Lease between Hanbro Estates Pty Ltd ACN 008 656 240 and Perkins Resources Pty Ltd ACN 103 539 760 dated 20

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 standard terms document no. \_\_\_\_\_; #document no. \_\_\_\_\_; \*Option in registered lease no. \_\_\_\_\_ has not been exercised.  
# \* delete inapplicable words

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

signature	/ /	Executed by Hanbro Estates Pty Ltd ACN 008 656 240 by or in the presence of:
full name		(Signature of Director)
qualification		(Name of Director in Full)
Witnessing Officer	Execution Date	(Signature of Director/Secretary)
(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)		(Name of Director/Secretary in Full)
		Lessor's Signature

9. Acceptance

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

signature	16/3/09	Executed by Perkins Resources Pty Ltd ACN 103 539 760 by or in the presence of:
full name		(Signature of Sole Director and Sole Secretary, Deirdre Perkins)
qualification		Lessee's Signature
Witnessing Officer	Execution Date	
(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)		

SCHEDULE

Title Reference 18155117

This is the Schedule referred to in the Form 7 Lease between Hanbro Estates Pty Ltd ACN 009 656 240 and Perkins Resources Pty Ltd ACN 103 539 760 dated 20

ITEM SCHEDULE

- Item 1 Landlord: Hanbro Estates Pty Ltd ACN 009 656 240
- Item 2 Tenant: Perkins Resources Pty Ltd ACN 103 539 760
- Item 3 Shop: Suite 1 (A), 41 Park Road, Milton
- Item 4 Area: 87sqm
- Item 5 Building: 41 Park Road, Milton
- Item 6 Lease Term: 3 years
- Item 7 Commencement Date: 1 April 2009
- Item 8 Expiry Date: 31 March 2012
- Item 9 Rent: first Lease Year \$34,495 plus GST  
each subsequent Lease Year The amount determined in accordance with clause 24
- Item 10 Permitted Use: Commercial office
- Item 11 Public Liability Insurance: \$20,000,000
- Item 12 Normal Business Hours: 9.00 am to 5.00 pm Monday to Friday  
9.00 am to 4.00 pm Saturday
- Item 13 Bank Guarantee \$18,422.25
- Item 14 Address for Notices: Landlord:  
Name: Hanbro Estates Pty Ltd ACN 009 656 240  
Address: C/- Hillier Carter Properties Pty Ltd, Level 7, Silverton Place,  
101 Wickham Terrace, Brisbane Qld 4000  
Fax No: (07) 3839 6722  
For the attention of: Mr Nick Carter  
Tenant:  
Name: Perkins Resources Pty Ltd ACN 103 539 760  
Address: Pennell and Yantsch, 117 Fernberg Road, Paddington, Qld  
4064  
Fax No:  
For the attention of: Deirdre Perkins
- Item 15 Guarantor: Not applicable whilst the Tenant is Perkins Resources Pty Ltd ACN 103 539 760
- Item 16 Percentage Amount 2%