

LEASE/SUB-LEASE

41 lower level suite 2

to 24/1/11 FORM 7 Version 8
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Duty imposed \$102,550



Dealing Number

OFFICE USE ONLY

7115854021

Privacy Statement

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1. Lessor	Lodger (Name, address & phone numbers)	Lodger Code
Harbro Estates Pty Ltd ACN 009 856 240	Clayton MZ DX 128, Brisbane Ph: 3292 7000 Ref: 12344/121977	232

2. Lot on Plan Description	County	Parish	Title Reference
Lot 1 on RP 154522	Stanley	Erogers	10155117

3. Lessee Given names	Business/Company name and number	(include business if more than one)
	Reshape Pty Ltd ACN 128 801 669	

4. Interest being leased

Fee Simple

5. Description of premises being leased

Part of the ground 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: 25/01/2008
Expiry date: 24/01/2011 and/or Event: Not applicable
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. 105837694 has not been exercised.

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

..... signature
 full name See Enlarged Panel
 qualification

Witnessing Officer Execution Date Lessor's Signature
 (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 See Enlarged Panel
 qualification

Witnessing Officer Execution Date Lessee's Signature
 (Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Title Reference 18155117

This is the Enlarged Panel referred to in the Form 7 Lease between Hanbro Estates Pty Ltd ACN 009 656 240 and
Reahape Pty Ltd ACN 128 801 669 dated 20 February 2008

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.
a * delete the applicable words

Witnessing officer must be aware of his/her obligations under section 182 of the Land Title Act 1994

signature 20/2/08
full name
qualification
Execution Date

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

Executed by Hanbro Estates Pty Ltd
ACN 009 656 240 by or in the presence of:

[Signature]
(Signature of Director)

JULIO JOY HANBRO
(Name of Director in Full)

[Signature]
(Signature of Director/Secretary)

EDWARD PETER BENSON
(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 24/1/08
full name
qualification
Execution Date

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

Executed by Reahape Pty Ltd
ACN 128 801 669 by or in the presence of:

[Signature]
(Signature of Director)

REBECCA JANE SULLIVAN
(Name of Director in Full)

[Signature]
(Signature of Director/Secretary)

ANGELA THYNNIE
(Name of Director/Secretary in Full)

Lessee's Signature

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 Reshape Pty Ltd ACN 128 801 669 dated 20 February 2008

ITEM SCHEDULE

- Item 1 Landlord: Hanbro Estates Pty Ltd ACN 009 656 240
- Item 2 Tenant: Reshape Pty Ltd ACN 128 801 669
- Item 3 Shop: Shop 2, 41 Park Road, Milton
- Item 4 Area: 54m²
- Item 5 Building: 41 Park Road, Milton
- Item 6 Lease Term: 3 years
- Item 7 Commencement Date: 25 January 2008
- Item 8 Expiry Date: 24 January 2011
- Item 9 Option Term: Not applicable
- Item 10 Rent: Initial Term
first Lease Year \$18,550 plus GST
each subsequent Lease Year The amount determined in accordance with clause 25 Year
- Item 11 Permitted Use: Weight loss and body shaping studio, excluding the use of machinery or other treatments solely for the reduction of cellulite.
- Item 12 Public Liability Insurance: \$10,000,000
- Item 13 Normal Business Hours: 9.00 am to 5.00 pm Monday to Thursday
9.00 am to 5.00 pm Friday
9.00 am to 4.00 pm Saturday
- Item 14 Bank Guarantee: \$10,202.50
- Item 15 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 8722
For the attention of: Mr Nick Carter
Tenant:
Name: Reshape Pty Ltd ACN 128 801 669
Address: 7 Henry Street, Ascot Qld 4007
Fax No:
For the attention of: