

Dealing Number

Duty Imprint



709805147

Privacy Statement

The information from this form is collected under the authority of the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used for the purpose of maintaining the publicly searchable registers in the land registry and the water register.

Queensland Duty of \$ 520-45
accounted for on LEASE
Signed: [Signature] 13/6/06

1. Type/Dealing No of Instrument/Document being amended

Type of Instrument/Document Lease
Dealing Number 703598434 and 703598438 ...

Lodger (Name, address & phone number)

MINTER ELLISON
Waterfront Place
1 Eagle Street
BRISBANE 4000

Lodger Code

021

2. Lot on Plan Description

Lots 44 and 45 on RP9986

County

Stanley

Parish

North Brisbane

Title Reference

11339225

3. Grantor/Mortgagor/Lessor

DESMOND NORMAN GREER and ALLISON LORRAINE GREER Trustee under instruments 701981570 and 707842916

4. Grantee/Mortgagee/Lessee

OPTUS MOBILE PTY LIMITED ACN 054 365 696

5. Request/Execution

The parties identified in items 3 and 4 agree that the instrument/document in item 1 is amended in accordance with the attached schedule.

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

Witnessing Officer

Execution Date

Grantor's/Mortgagor's/Lessor's Signature

DESMOND NORMAN GREER TRUSTEE UNDER
INSTRUMENTS 701981570 and 707842916

[Signature]signature

23/2/06

GREGORY PETER SELLARSfull name

SOLICITORqualification

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

Witnessing Officer

Execution Date

Grantor's/Mortgagor's/Lessor's Signature

ALLISON LORRAINE GREER Trustee under
INSTRUMENTS 701981570 and 707842916

[Signature]signature

23/2/06

GREGORY PETER SELLARSfull name

SOLICITORqualification

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

Witnessing Officer

Execution Date

GRANTEE'S/MORTGAGOR'S/LESSEE'S SIGNATURE

[Signature]signature

02/06/06

REBECCA WALSH-SMITHfull name

Justice of the Peacequalification

142268
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

A. L. Greer

[Signature]
PAUL GERARD D'ERVEN
Optus Mobile Pty Limited by its attorney
the Company Secretary under Power of Attorney
No. 782963514

Title Reference 11339225

1. Variation of Lease No. 703598434 → EXPIRED

Registered lease number 703598434 described in Item 1 of the attached Form 13 is varied 29 July 2005 as follows:

- (a) Item 5 of the Reference Schedule (Rent clause 1.1) is deleted and replaced by:

"Rent (clause 1.1)

- (a) \$10,000.00 during the first year of the Term and increased by 5% compounding annually thereafter up to and including 17/05/2006;
- (b) an additional amount of rent in the sum of \$2,000.00 for the period 29 July 2005 to 17/05/2006 (**Additional Amount**);
- (c) \$16,696.01 during the year of the Term commencing 18/05/2006, and increased by 5% compounding annually thereafter for the balance of the Term."

The Additional Amount referred to in paragraph (b) above is payable by the Lessee following the Lessor giving the Lessee a tax invoice for the Additional Amount increased by the GST.

- (b) A new clause 4.4 "EFT Payment" is inserted as follows:

"4.4 EFT payments

The Lessee may pay the Rent by Electronic Funds Transfer (EFT) to the account nominated in Item 8 of the Reference Schedule. The Lessor may notify another account in Australia to which payments may be made by EFT to replace the account stated in Item 8. The notification must be at least 30 days prior to the date for payment of Rent. Payment by EFT by the Lessee's banker to the relevant nominated account by the due date is a full discharge for the payment."

- (c) Insert a new Item 8 in Reference Schedule as follows:

'Item 8 Nominated Account (clause 4.4)

Bank: Macquarie
Branch: 12 Creek Street Brisbane
Account Name: Desmond Norman Greer & Allison Lorraine Greer ATF Greer
Superannuation Fund
BSB No: 184 446
Account No 117317792 '

- (d) A new clause 12.6 is inserted as follows:

'12.6 Sub Licence

The Lessor consents to the Lessee sublicensing all or part of the Premises to Vodafone Network Pty Ltd ACN 081 918 461.'

- (e) Remove the plans contained in Schedule 2 of the Lease and replace those plans with the plans attached in Schedule 1 of this Form 13 amendment.

Title Reference 11339225

2. Variation of Lease No. 703598438

Registered lease number 703598438 described in Item 1 of the attached Form 13 is varied from 29 July 2005 as follows:

- (a) Item 5 of the Reference Schedule (Rent clause 1.1) is deleted and replaced by:

"Rent (clause 1.1)

- (a) *\$19,327.72 during the first year of the Term and increased by 5% compounding annually thereafter for the balance of the Term."*

- (b) A new clause 4.4 "EFT Payment" is inserted as follows:

"4.4 EFT payments

The Lessee may pay the Rent by Electronic Funds Transfer (EFT) to the account nominated in Item 8 of the Reference Schedule. The Lessor may notify another account in Australia to which payments may be made by EFT to replace the account stated in Item 8. The notification must be at least 30 days prior to the date for payment of Rent. Payment by EFT by the Lessee's banker to the relevant nominated account by the due date is a full discharge for the payment."

- (c) Insert a new Item 8 in Reference Schedule as follows:

Item 8 Nominated Account (clause 4.4)

*Bank: Macquarie
Branch: 12 Creek Street Brisbane
Account Name: Desmond Norman Greer & Allison Lorraine Greer ATF Greer
Superannuation Fund
BSB No: 184 446
Account No 117317792*

- (d) A new clause 12.6 is inserted as follows:

'12.6 Sub Licence

The Lessor consents to the Lessee sublicensing all or part of the Premises to Vodafone Network Pty Ltd ACN 081 918 461.'

- (e;) Remove the plans contained in Schedule 2 of the Lease and replace those plans with the plans attached in Schedule 1 of this Form 13 amendment.

SCHEDULE

Title Reference 11339225

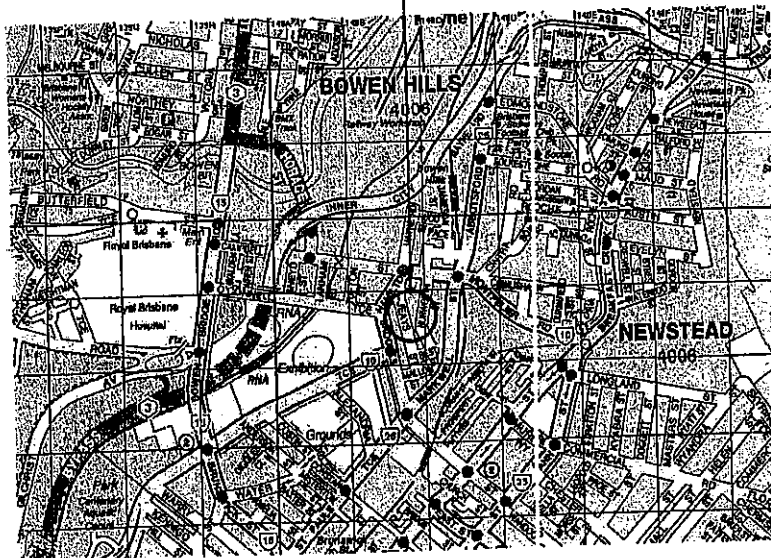
SCHEDULE 1

Plan of equipment locations

(clause 6.2)



OPTUS SITE
B0672



Locality Plan

UBD Brisbane Street Directory

"Map reproduced with permission of UBD.

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Map - 160

Grid - B2

Scale - N.T.S.

SITE ADDRESS

26 Jeays Street
Bowen Hills, QLD 4006

SHELTER AND EQUIPMENT

1. The shelter is a Phase 7 equipment shelter.
2. The shelter shall be wired for incoming 3-phase supply to Australian Standard and local authority requirements.

ANTENNA MOUNTS

The WCDMA panel antennas are to be pole mounted on new mounts.

EXISTING RF HAZARDS

There were no RF hazards at the time of inspection.

SITE ACCESS

1. Contact Des Greer - Ph. 3862 4498 or 0418 888 386
2. Vehicular access via Jeays Street, Bowen Hills.

ANTENNA ACCESS

All panel antennas shall be accessed via the existing climbing ladder to roof top, climbable mounts to be installed for WCDMA panel antennas.

PAINTING

WCDMA antennas and all exposed equipment including handrails, shelter, ladder, cable trays and existing antennas to be painted to match existing building.

STANDARD CONSTRUCTION DETAILS

Refer to the relevant sections of the "GSM Network Design and Construction Manual" and standard drawings for details not contained in the attached site specific drawings.

Original drawing signed
where shown marked "A"

FOR CONSTRUCTION

PREPARED BY: SINCLAIR KNIGHT MERZ PTY. LTD. NOTE: PROPOSED NEW WORK IN BOLD & ITALIC TEXT

Abigroup
TELECOMMUNICATIONS

41 Burwood Road
Hawthorn, Victoria 3122
Tel: (03) 9816-5555, Fax: (03) 9816-5566

NOKIA

'yes'
OPTUS

Project
**MOBILE NETWORK
AUSTRALIA**
SITE No:- B0672
BROOKES STREET
26 Jeays Street, Bowen Hills

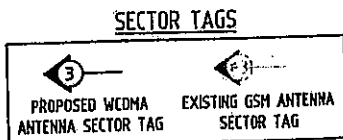
Drawing Title:
SITE LOCALITY PLAN
JB9095 - BROOKES STREET

Drawn DJH	Designed ED	Date 27/07/05
Drawing Check KJ	Engineering Check GS*	Scale AS SHOWN
Approved D. Rankin*	SKM Job No. QB50196.077	Revision C
Drawing No.		

20 10 0 10 20 30 40 50mm

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A3



CABLE TRAY
COVER REQUIRED

HURWORTH ST

MASONRY BLOCK
RETAINING WALL

NEW COLOURBOND
FENCE. COLOUR
MATCH TO EXISTING
BUILDING

OPTUS
EQUIPMENT
SHELTER

NEW COLOURBOND GATE
BETWEEN SHELTER AND
WALL. COLOUR MATCH
TO EXISTING BUILDING

EXISTING VERTICAL
ACCESS LADDER TO
ROOF

CARPARK

NEW WCDMA WALKWAY
(JURALCO) WITH HANDRAIL
ON TOP OF SUPPORT FRAME.
CABLE TRAY UNDER.

EXISTING A/C UNIT TO BE
RELOCATED TO CLEAR
NEW STEELWORK.

(WCDMA) 1

NEW WCDMA PANEL ANTENNAS
MOUNT ON NEW POLE WITH
STAND OFF BRACKET. REFER
DRG S01 AND S02 FOR DETAILS

(WCDMA) 2

JURALCO STEPS
(2 off)

A/C UNIT

NEW WCDMA SUPPORT FRAME
OVER ROOF SHEETING.
200x9 SHS x 8.5m LONG BEAMS
ON Ø114 CHS STUBS x 400
LONG. REFER DRG S01 AND S02
FOR DETAILS

600 WIDE JURALCO WALKWAY.
450 WIDE CABLE TRAY UNDER

EXISTING
ROOF RAFTER

NEW WCDMA WALKWAY
(JURALCO) WITH HANDRAIL.
CABLE TRAY UNDER

NEW WCDMA SECTOR 3 ANTENNA
MOUNTED ON NEW POLE. REFER
DRG S03 FOR DETAILS

(WCDMA) 3

SHEET METAL
ROOF

FALL

BOX GUTTER

SITE LAYOUT PLAN
SCALE 1:100

FOR CONSTRUCTION

Original drawing signed
where shown marked "s"

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TELECOMMUNICATIONS	
41 Burwood Road Hawthorn, Victoria 3122 Tel: (03) 9816-5555, Fax: (03) 9816-5566	
Rev	Date
C	02.01.05
B	02.01.05
A	01.01.05
RE-ISSUED FOR CONSTRUCTION CONSTRUCTION ISSUE PHASE 1 ISSUE	
Rev	Date
Revision Details	

NOKIA

**'yes'
OPTUS**

Project:
**MOBILE NETWORK
AUSTRALIA**
SITE No:- B0672
BROOKES STREET
26 Jeays Street, Bowen Hills

Drawing Title:
SITE LAYOUT PLAN
Drawing No:
JB9095 - BROOKES STREET

Drawn DJH	Designed ED	Date 27/01/05
Checked KJ	Issued GS*	Scale AS SHOWN
Approved D. Rankin*	SKM Job No. QB50196.077	Revision C

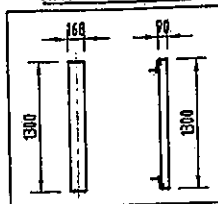
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Page 7 of 13

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A3

KATHREIN 742215



NOTE:
ALL ANTENNA INFORMATION INCLUDING
HEIGHTS, ORIENTATIONS, TYPE Etc TO BE
CONFIRMED PRIOR TO CONSTRUCTION

WCDMA ANTENNA CONFIGURATION

SECTOR	1	2	3
SYMBOL	①	②	③
ORIENTATION	0°	120°	240°
ANTENNA HEIGHT (EL. m)	9.60m	9.60m	9.60m
ANTENNA TYPE	KATHREIN 742215	KATHREIN 742215	KATHREIN 742215
FEEDER LENGTH (m)	35.50m	35.50m	35.50m
FEEDER TYPE	AVA 550	AVA 550	AVA 550
No. OF FEEDERS	2	2	2

NEW WCDMA SECTORS 1 & 2 ANTENNA
MOUNT WITH STEP PEGS & LAD-SAF.
(FAR SIDE OF BUILDING) REFER DRG 501
AND 502 FOR DETAILS

NEW WCDMA SECTOR 3 PANEL MOUNT
WITH STEP PEGS & LAD-SAF. REFER
DRG 503 FOR DETAILS

EL 9.60m
OPTUS WCDMA PANEL ANTENNAS (3 off)

EL 9.15m
OPTUS GSM PANEL ANTENNAS (3 off)

EXISTING GSM PANEL ANTENNA
ON FAR SIDE OF BUILDING

EL 7.30m
TOP OF PARAPET

EL 0.00m

EXISTING VERTICAL ACCESS
LADDER WITH CAGE

OPTUS 450 WIDE CABLE LADDER

OPTUS EQUIPMENT SHELTER

NEW COLOURBOND GATE
BETWEEN SHELTER AND
WALL. COLOUR MATCH TO
EXISTING BUILDING

SITE ELEVATION
SCALE 1:100

FOR CONSTRUCTION

PREPARED BY: SINCLAIR KNIGHT MERZ PTY. LTD. **NOTE: PROPOSED NEW WORK IN BOLD & ITALIC TEXT**

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NOKIA

yes
OPTUS

Project:
**MOBILE NETWORK
AUSTRALIA**
SITE No:- B0672
BROOKES STREET
26 Jeays Street, Bowen Hills

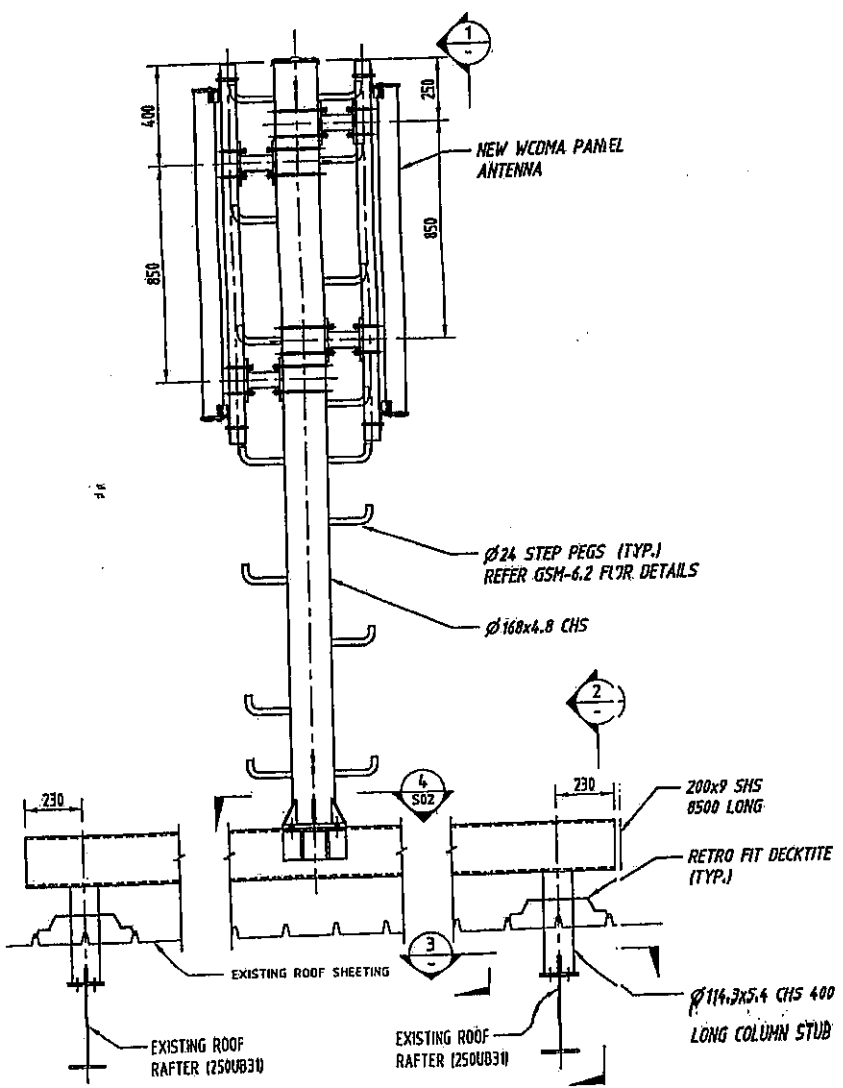
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SITE ELEVATION

JB9095 - BROOKES STREET

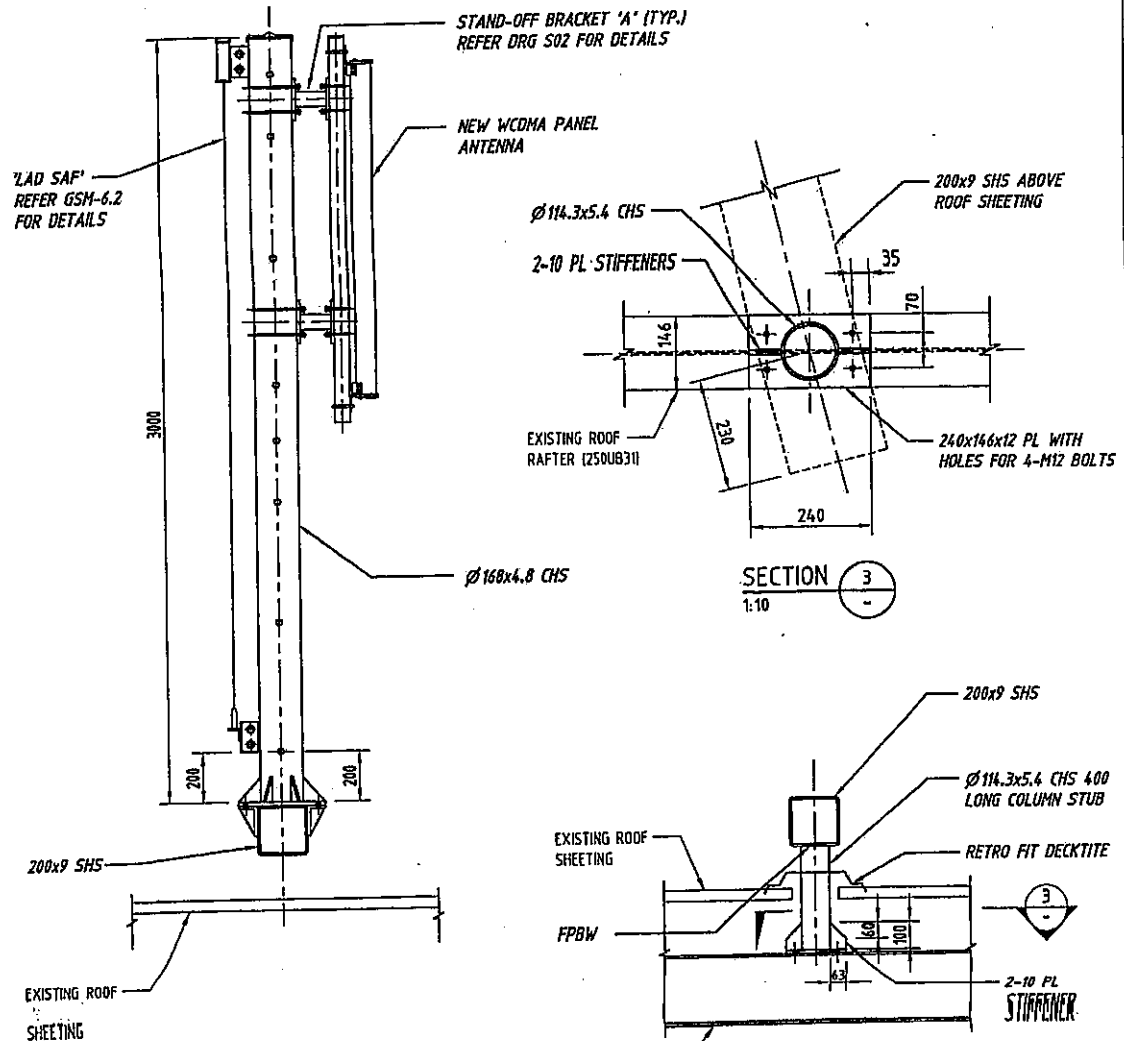
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where shown marked "S"
Drawn: DJH
Designed: ED
Date: 27/07/05
Drawing Check: KJ
Engineering Check: GS
Scale: AS SHOWN
Approved: D. Rankine
SKM Job No.: QB50196.077
Drawing No.:
Revision: C

20 10 0 10 20 30 40 50mm

Page 8 of 13

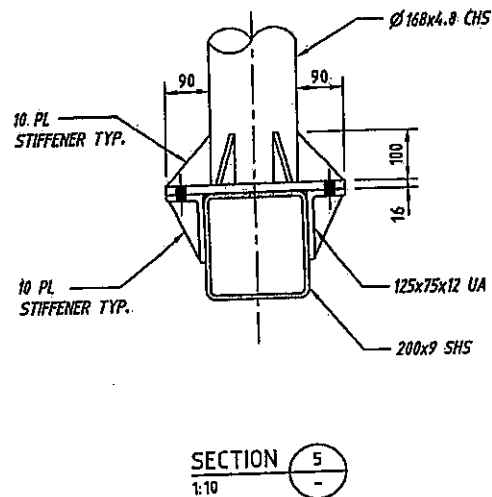


SECTION 3 WCDMA ANTENNA MOUNT DETAIL
SCALE 1:20

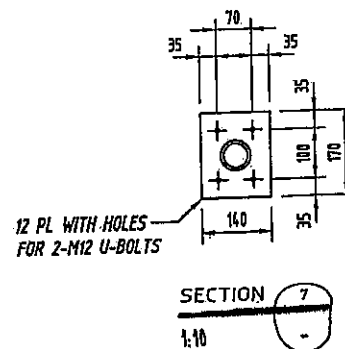
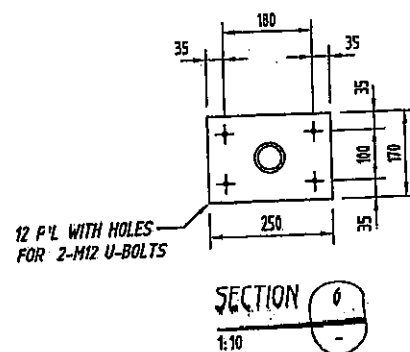


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PREPARED BY: SINCLAIR KNIGHT MERZ PTY. LTD. NOTE: PROPOSED NEW WORK IN BOLD & ITALIC TEXT		Project: MOBILE NETWORK AUSTRALIA SITE No: B0672 BROOKES STREET 26 Jeays Street, Bowen Hills		Drawing Title: ANTENNA MOUNT DETAIL SHEET 1 JB9095 - BROOKES STREET	
Abigroup TELECOMMUNICATIONS 41 Burwood Road Hawthorn, Victoria 3122 Tel: (03) 9816-5555, Fax: (03) 9816-5566		NOKIA <i>'yes'</i> OPTUS		Drawing No. JB9095-S01 Revision A	
Approved: D. Rankin Drawing No. JB9095-S01 Revision A		Designed: ED Drawing Check: KJ Engineering Check: JB Scale: AS SHOWN		Date: 09.08.05 Scale: AS SHOWN	



NOTES:
1. ALL WELDS TO BE 6mm FILLET WELD U.N.O.
2. ALL ELEMENTS TO BE HOT DIPPED GALVANISED.



Original drawing signed
where shown marked "*"

FOR CONSTRUCTION

[illegible]

NOKIA

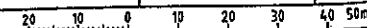
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OPTUS

Project
MOBILE NETWORK
AUSTRALIA
SITE No:- B0672
BROOKES STREET
26 Jeays Street, Bowen Hills

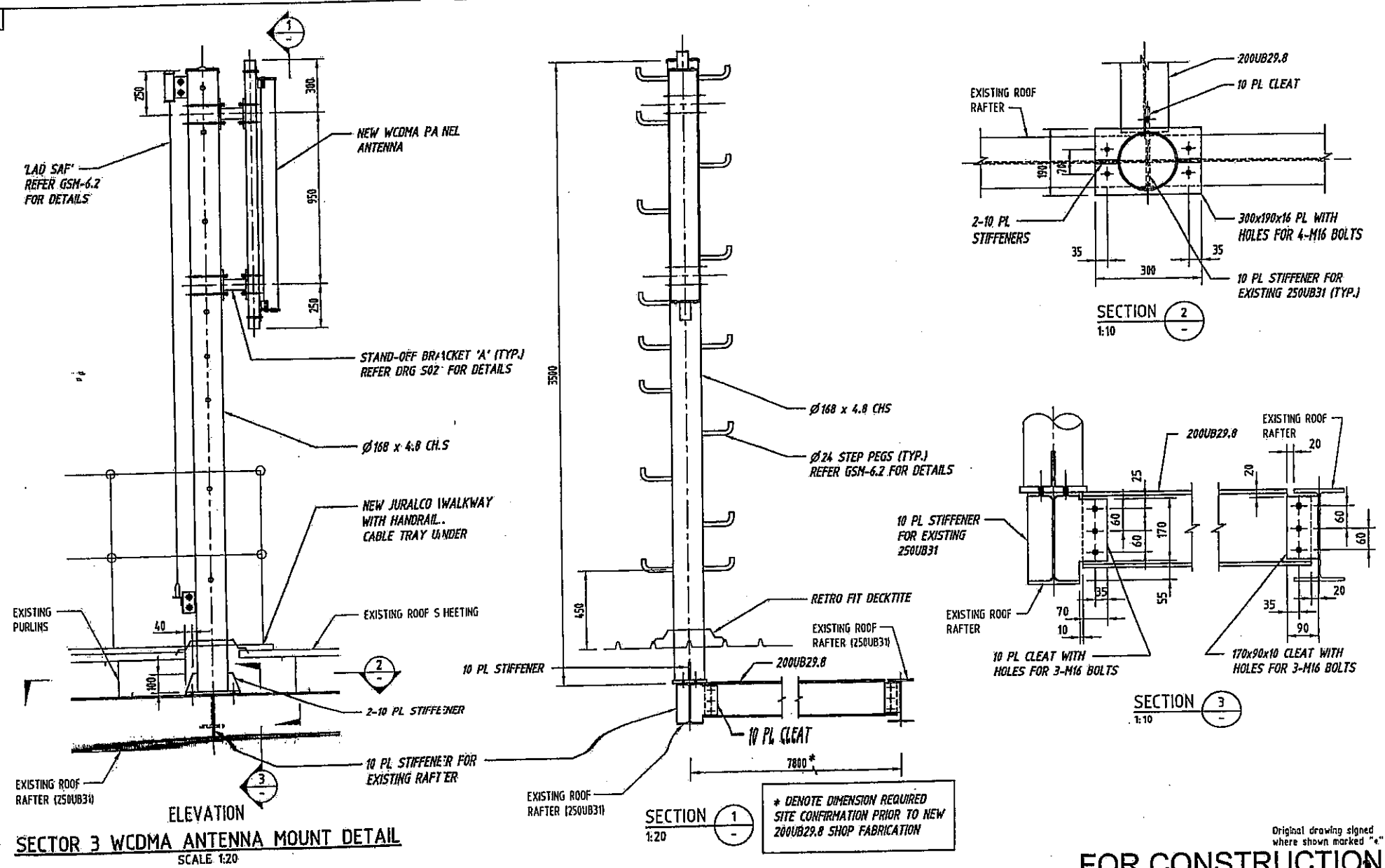
Drawing Title
ANTENNA MOUNT DETAIL
SHEET 2

JB9095 - BROOKES STREET

Drawn EC	Designed ED	Date 09.08.05
Drawing Check KJ	Engineering Check GB MJS	Scale AS SHOWN
Approved D. Rankin	SMT Job No. QB50196.07	
Drawing No. JB9095-S02	Revision A	



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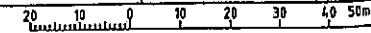
PREPARED BY: SINCLAIR KNIGHT MERZ PTY. LTD. NOTE: PROPOSED NEW WORK IN BOLD & ITALIC TEXT

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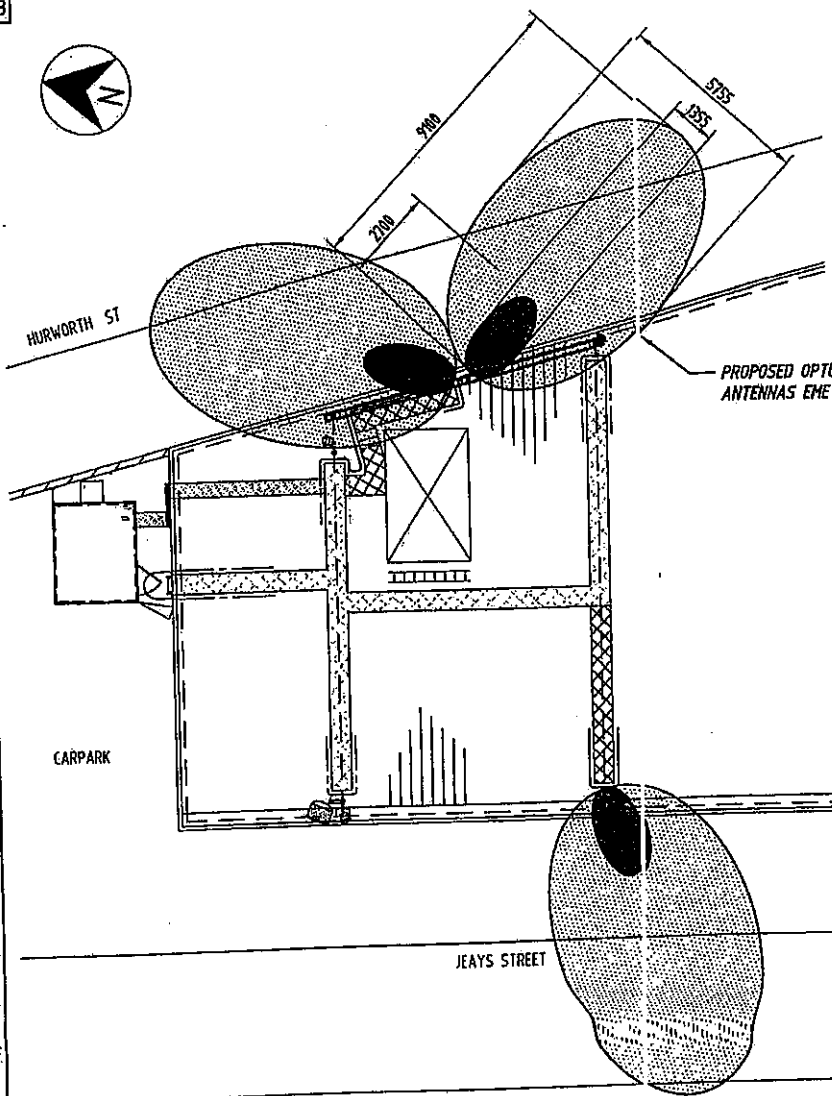
Project: MOBILE NETWORK AUSTRALIA SITE No:- B0672 BROOKES STREET 28 Jays Street, Bowen Hills		Drawing Title: ANTENNA MOUNT DETAIL SHEET 3 JB9095 - BROOKES STREET		Drawing No: JB9095-S03	
Drawn: EC	Designed: ED	Date: 09.08.05	Scale: AS SHOWN	SKH Job No: QB50196.077	Revision: A
Drawing Check: GS	Engineering Check: GS	Approved: D. Rankin	Revision: 1		



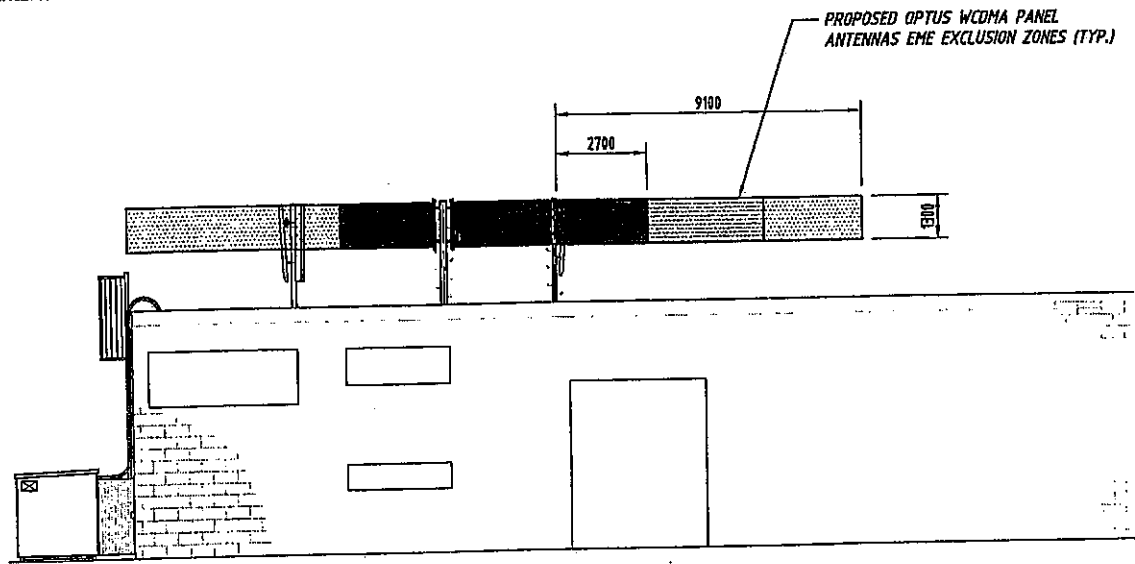
PAGE 11 of 13

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A3



EME ZONES - PLAN
SCALE 1:150



EME ZONES - ELEVATION
SCALE 1:150

LEGEND:

	NO. ACCESS ZONE
	ACCESS ZONE FOR RF WORKERS (8 HOURS)

NOTE:
EME PATTERNS ARE BASED ON INFORMATION PROVIDED BY OPTUS

PREPARED BY: SINCLAIR KNIGHT MERZ PTY. LTD.

Rev	Date	App.	Revision Details
1	27/07/05		RE-ISSUED FOR CONSTRUCTION
2	25/08/05		CONSTRUCTION ISSUE
3	11/09/05		PHASE 1 ISSUE

NOTE: PROPOSED NEW WORK IN BOLD & ITALIC TEXT

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NOKIA

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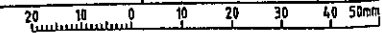
Project:
MOBILE NETWORK AUSTRALIA
SITE No:- B0672
BROOKES STREET
26 Jays Street, Bowen Hills

Drawing Title:
EME EXCLUSION ZONES

JB9095 - BROOKES STREET

Drawn DJH	Designed ED	Date 27/07/05
Drawn Check KJ	Engineering Check GS	Scale AS SHOWN
Approved D. Rankin*	SRM Job No. QB50196.077	Revision C

FOR CONSTRUCTION



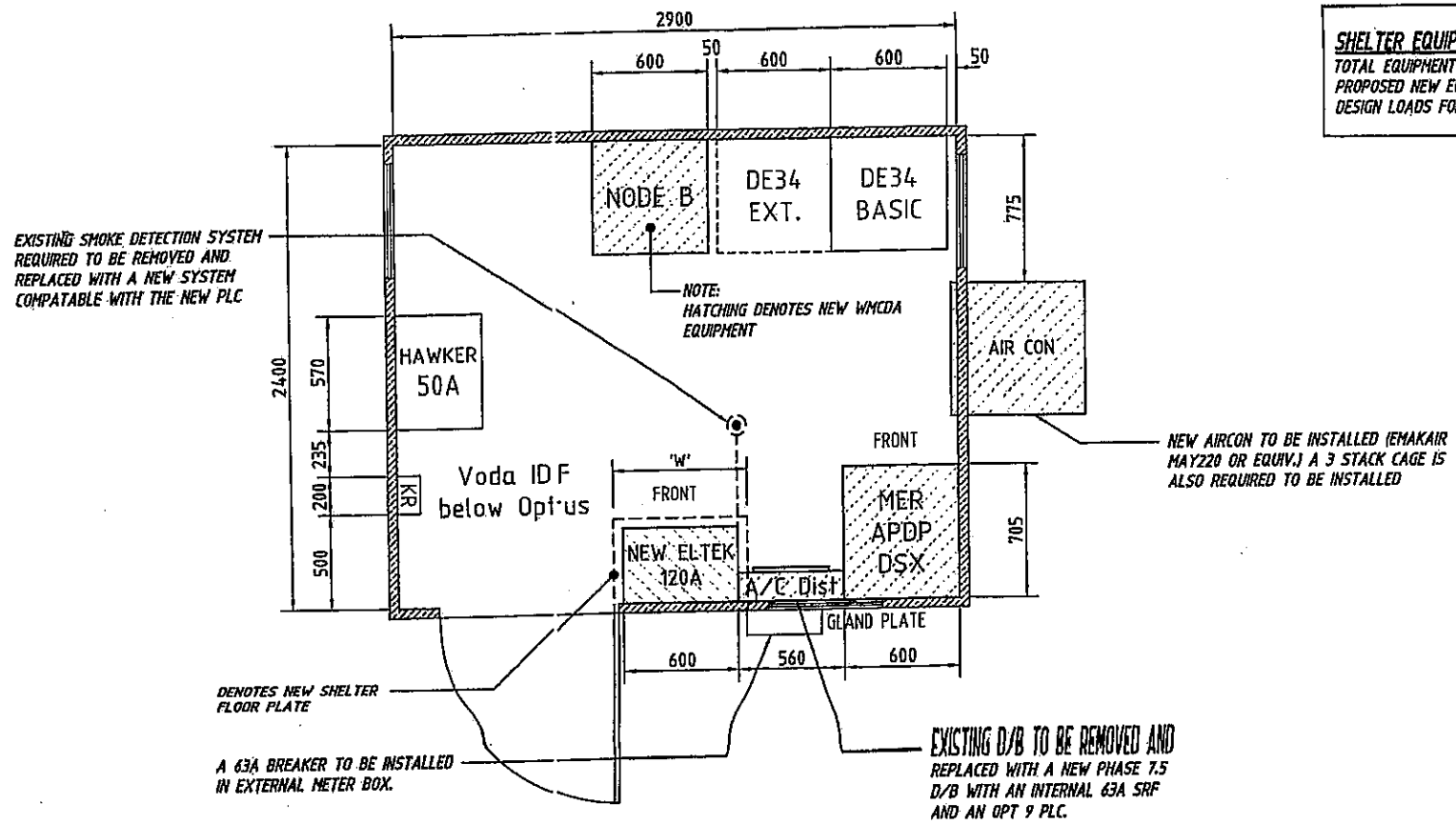
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A3

EQUIPMENT SHELTER NOTE:
 REFER TO STANDARD DRAWING STD-S610 FOR ADDITIONAL FLOOR
 PLATE STRENGTHENING DETAILS UNDER BATTERY RACKS.
 WIDTH 'W', TO EXTEND TO NEXT FLOOR JOIST UNDER.

MER37 & ELTEK 120A ARE IN NON-STANDARD POSITIONS DUE TO
 OVERHEAD CABLE TRAY RESTRICTING INSTALL OF ELTEK IN THE
 CORNER OF THE SHELTER.

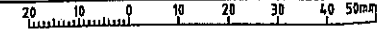
SHELTER EQUIPMENT LOAD NOTE:
 TOTAL EQUIPMENT LOAD = 2100kg (NORMAL)
 PROPOSED NEW EQUIPMENT LOADING DOES NOT EXCEED EXISTING
 DESIGN LOADS FOR THIS SITE.



PHASE 7 EQUIPMENT SHELTER FLOOR PLAN
 SCALE 1:25

FOR CONSTRUCTION

PREPARED BY: SINCLAIR KNIGHT MERZ PTY. LTD.			NOTE: PROPOSED NEW WORK IN BOLD & ITALIC TEXT			Project: MOBILE NETWORK AUSTRALIA			Drawing Title: GSM EQUIPMENT SHELTER FLOOR PLAN			Original drawing signed where shown marked "s"		
41 Burwood Road			Hawthorn, Victoria 3122			Site No: B0672			Brookes Street			Drawing No: JB9095-F01		
Tel: (03) 9816-5555, Fax: (03) 9816-5566			Revision: C			Date: 27/07/05			Scale: AS SHOWN			Job No: QB50196.077		
C: PHILIPS			CONSTRUCTION ISSUE			A: RANKIN			PHASE 1 RE-ISSUE			D: RANKIN		
A: RANKIN			PHASE 1 ISSUE			R: RANKIN			PHASE 1 ISSUE			S: RANKIN		
R: RANKIN			PHASE 1 ISSUE			S: RANKIN			PHASE 1 ISSUE			S: RANKIN		



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