

Dealing Number



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Girl Friday

1. Lessor

Lodger (Name, address, E-mail & phone number)

Lodger Code

CHRIS HALL FAMILY SUPER PROPERTIES PTY LTD
ACN 136636416 AS TRUSTEE

2. Lot on Plan Description

County

Parish

Title Reference

Lot 1 on RP 154522

Stanley

Enoggera

18155117

3. Lessee

Given names

Surname/Company name and number

(include tenancy if more than one)

Girl Friday Enterprises Pty Ltd ACN 141
583 995

4. Interest being leased

FEE SIMPLE

5. Description of premises being leased

Part of the ground floor of the building erected on the land as hachured on attached plan

6. Term of lease

Commencement date/event: 1 May 2010

Expiry date: 30 April 2013 and/or Event:

#Options:

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

7. Rental/Consideration

See 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; *.....;

*

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

.....Signature

Chris Hall Family Super Properties Pty Ltd

.....full name

.....qualification

Sole Director/Secretary

Witnessing Officer

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

4/5/10
Execution Date

Lessor's Signature

9. Acceptance

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

.....Signature

Girl Friday Enterprises Pty Ltd

DONNA MAREE PITT.....full name

JP (Qual).....qualification

Witnessing Officer

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

04/05/10
Execution Date

Director

Director/Secretary

Lessee's Signature

96332

SCHEDULE

Title Reference 18155117

This is the Schedule referred to in Lease dated the _____ day of _____, 2010

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

Item 1	ADDRESS FOR NOTICES ON LANDLORD:	27 Wilden Street Paddington Queensland
Item 2	ADDRESS FOR NOTICES ON TENANT:	Unit 4,29 Mount Cotton Road Capalaba Queensland or at the Premises
Item 3	THE COMPLEX:	41 Park Road Milton Queensland
Item 4	ANNUAL RENT:	\$49,950.00 per annum (\$4162.50 per month) excluding GST for Year 1 of the Term, and then subject to revision as provided in this Lease
	FIXED REVIEW:	The commencement date of Year(s) 2, and 3 of the Term and of any Further Term excluding a Market Review Date
	CPI REVIEW:	Not Applicable
	MARKET REVIEW DATES:	NOT applicable
Item 5	TENANT'S PROPORTION OF OUTGOINGS	Nil
Item 6	PERMITTED USE OF DEMISED PREMISES:	As premises for beauty treatment, make-up application, massage, women's hair styling and cutting and skin care
Item 7	OPTION TO RENEW FOR FURTHER TERM:	(a) Period of Further Term(s): Nil (b) Total Period of the original Lease Term and all Further Term(s): 3Years
Item 8	THE TENANT'S SECURITY:	\$12,487.50