

Dealing Number

Duty Imprint



709805147

Queensland Duty of \$ 520-45
accounted for on LEASE
Signed: [Signature] 13.6.06

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.

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

23/12/06

GREGORY PETER SELLARS full name

SOLICITOR qualification

[Signature]

(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

23/12/06

GREGORY PETER SELLARS full name

SOLICITOR qualification

A. L. Greer

(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-SMITH full name

Justice of the Peace qualification

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

[Signature]
PAUL GERARD D'ERVEN
Optus Mobile Pty Limited by its attorney
the Company Secretary under Power of Attorney
No. 702963514

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)

A3

DATE OF ISSUE	01.08.05	03.08.05	25.08.05	02.09.05					
DRAWING PACKAGE VERSION	1	2	3	4					

ARCHITECTURAL DRAWINGS										
JB9095-A01	SITE LOCALITY PLAN	A	A	B	C					
JB9095-A02	SITE LAYOUT PLAN	A	A	B	C					
JB9095-A03	SITE ELEVATION	A	A	B	C					

STRUCTURAL DRAWINGS										
JB9095-S01	ANTENNA MOUNT DETAIL - SHEET 1			A	A					
JB9095-S02	ANTENNA MOUNT DETAIL - SHEET 2			A	A					
JB9095-S03	ANTENNA MOUNT DETAIL - SHEET 3			A	A					

ELECTRICAL DRAWINGS										

RADHAZ / EXCLUSION ZONES DRAWINGS										
JB9095-R01	EME EXCLUSION ZONES	A	A	B	C					

FITOUT / INSITU SHELTER DRAWINGS										
JB9095-F01	GSM EQUIPMENT SHELTER FLOOR PLAN	A	B	C	C					

TRANSMISSION										

LEASE / LICENCE										

REFERENCE DOCUMENTS										
GSM-SPEC1	STANDARD CONSTRUCTION NOTES			B	B					
GSM-2.13	CABLE LADDER FIXING DETAILS			B	B					
GSM-6.2	ACCESS CRITERIA FOR ANTENNA SUPPORT POST			D	D					
WCDMA-100	WCDMA PANEL ANTENNA POLE MOUNTING DETAILS			A	A					

DISTRIBUTION										
ABIGROUP		1P	1P	1P	1P					

'yes' OPTUS

COPY
SITE
CONST
DRAW
num

OPTUS SITE - B0672

BROOKES STREET

JB9095 BROOKES STREET

26 Jeays Street

Bowen Hills, QLD 4006

WCDMA 2100 UPGRADE

DISTRIBUTION LIST

DISTRIBUTION	INIT	APPROVED	DATE	COMMENTS
PROPERTY	TB	<i>[Signature]</i>	6/9/05	
PLANNING	AM	<i>[Signature]</i>	5.9.05	
ABIGROUP	Wm	<i>[Signature]</i>	6/9	
NOKIA			31/8	APPROVED
LANDLORD:				

Abigroup
TELECOMMUNICATIONS

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

PREPARED BY: SINCLAIR KNIGHT MERZ PTY. LTD.

RECEIVED
2 SEP 2005

NOKIA

FOR CONSTRUCTION

Sheet No. QB50196.077	Drawing No. JB9095-00
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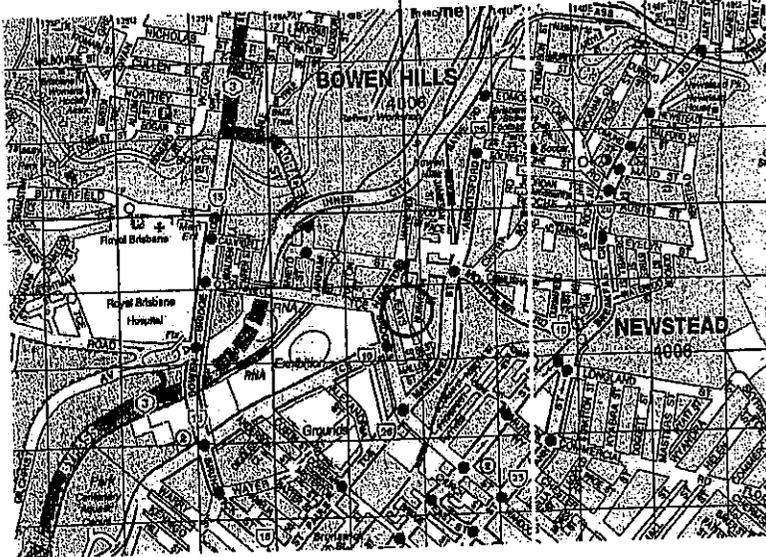
Page 5 of 13

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A3



**OPTUS SITE
B0672**



Locality Plan

UBD Brisbane Street Directory
 "Map reproduced with permission of UBD.
 Copyright Universal Press Pty Ltd DG 07/04."
 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 "s"

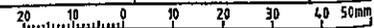
FOR CONSTRUCTION

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: SITE LOCALITY PLAN		Drawn: DJH	Designed: ED	Date: 27/07/05
RE-ISSUED FOR CONSTRUCTION		CONSTRUCTION ISSUE		Approved: D. Rankin*		EXPI Job No. QB50196.077		Drawing No. JB9095-A01	Revision C	
RE-ISSUED FOR CONSTRUCTION		CONSTRUCTION ISSUE		Approved: D. Rankin*		EXPI Job No. QB50196.077		Drawing No. JB9095-A01	Revision C	
RE-ISSUED FOR CONSTRUCTION		CONSTRUCTION ISSUE		Approved: D. Rankin*		EXPI Job No. QB50196.077		Drawing No. JB9095-A01	Revision C	
RE-ISSUED FOR CONSTRUCTION		CONSTRUCTION ISSUE		Approved: D. Rankin*		EXPI Job No. QB50196.077		Drawing No. JB9095-A01	Revision C	

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

NOKIA

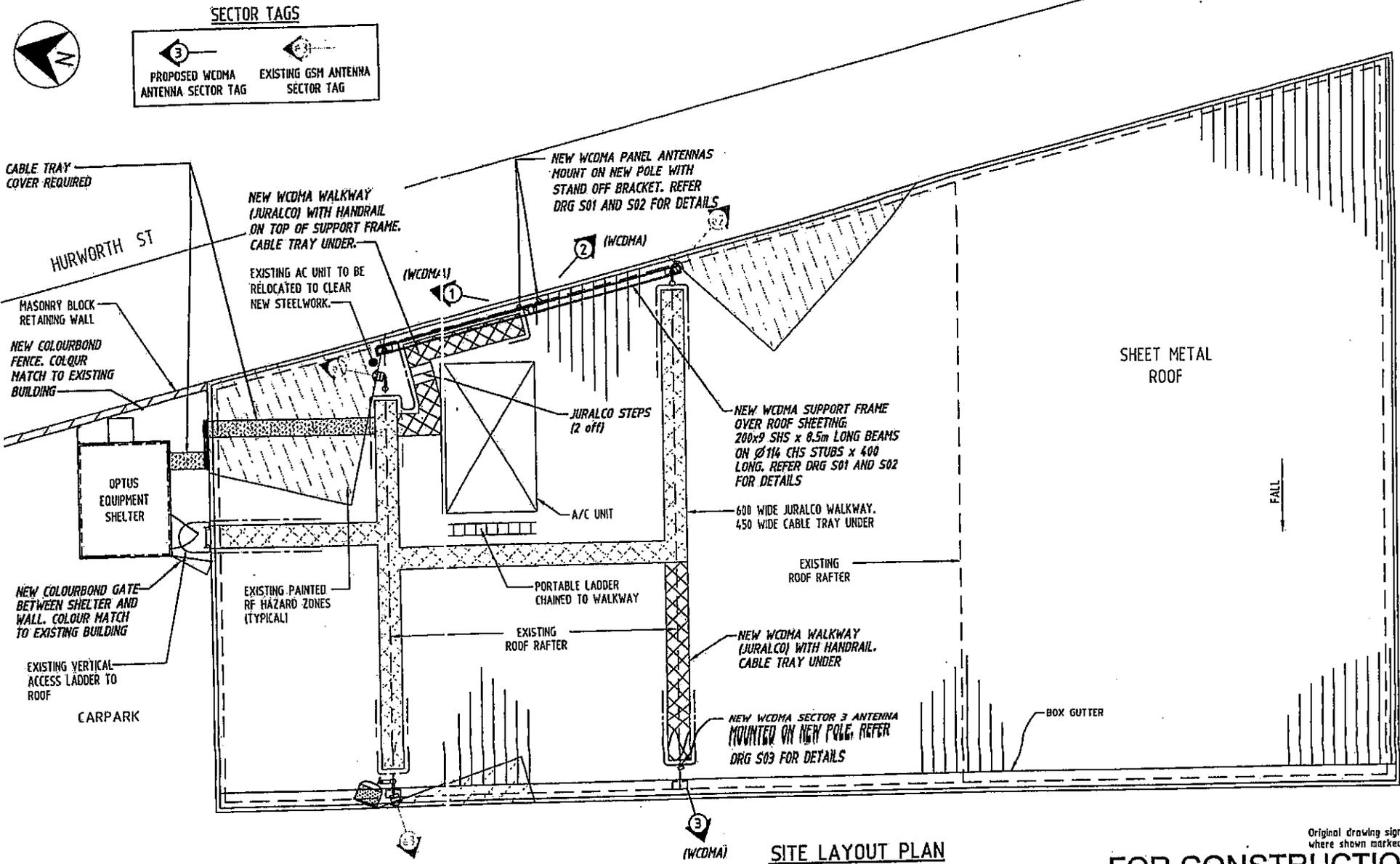
'yes' OPTUS



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SITE LAYOUT PLAN
SCALE 1:100

FOR CONSTRUCTION

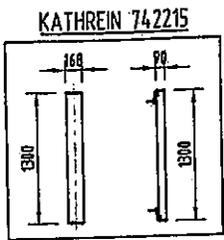
Original drawing signed where shown marked "s"

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: SITE LAYOUT PLAN Drawing No: JB9095 - BROOKES STREET Revision: JB9095-A02 C		Drawn: DJH Checked: KJ Approved: D. Rankin*		Designed: ED Issued: GS* SKM Job No: QB50196.077		Date: 27/07/05 Scale: AS SHOWN	
Abigroup TELECOMMUNICATIONS 41 Burwood Road Hawthorn, Victoria 3122 Tel: (03) 9816-5595, Fax: (03) 9816-5566		NOKIA		'yes' OPTUS		Drawing No: JB9095 - BROOKES STREET Revision: JB9095-A02 C		Scale: 20 10 0 10 20 30 40 50mm		Date: 27/07/05		Scale: AS SHOWN	

Page 7 of 13

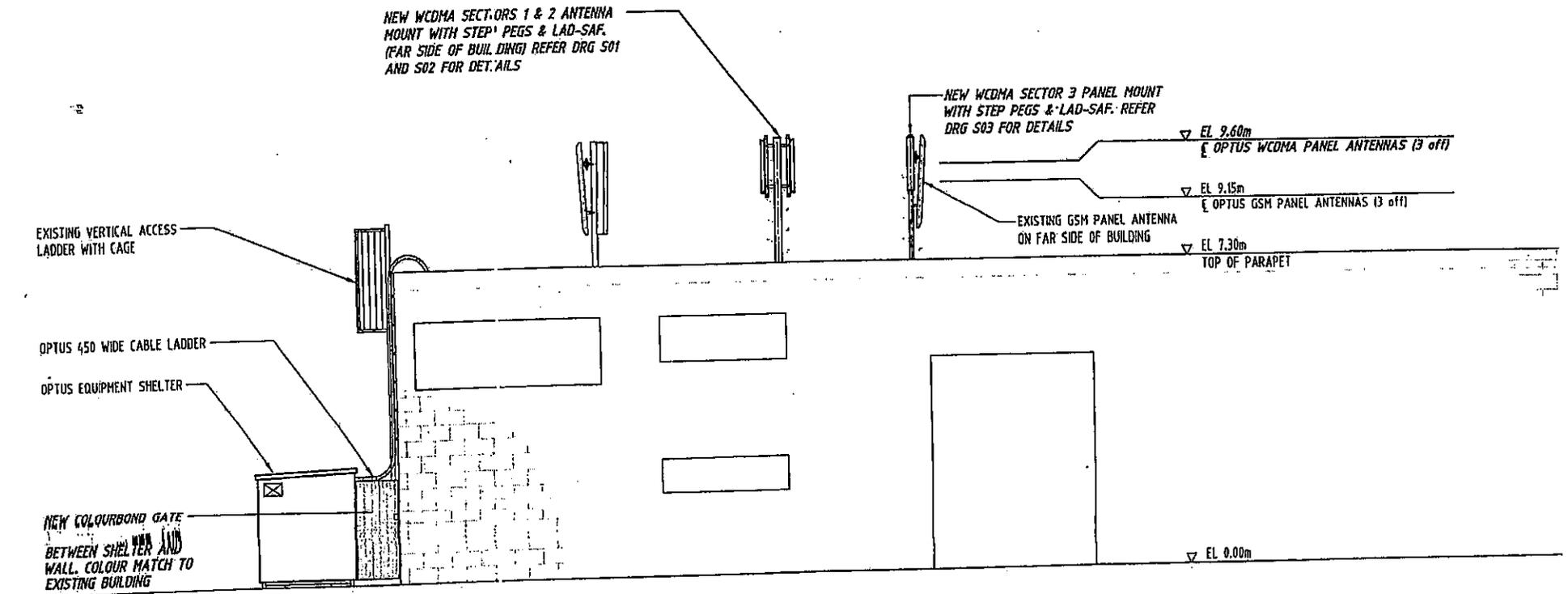
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A3



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



SITE ELEVATION
SCALE 1:100

FOR CONSTRUCTION

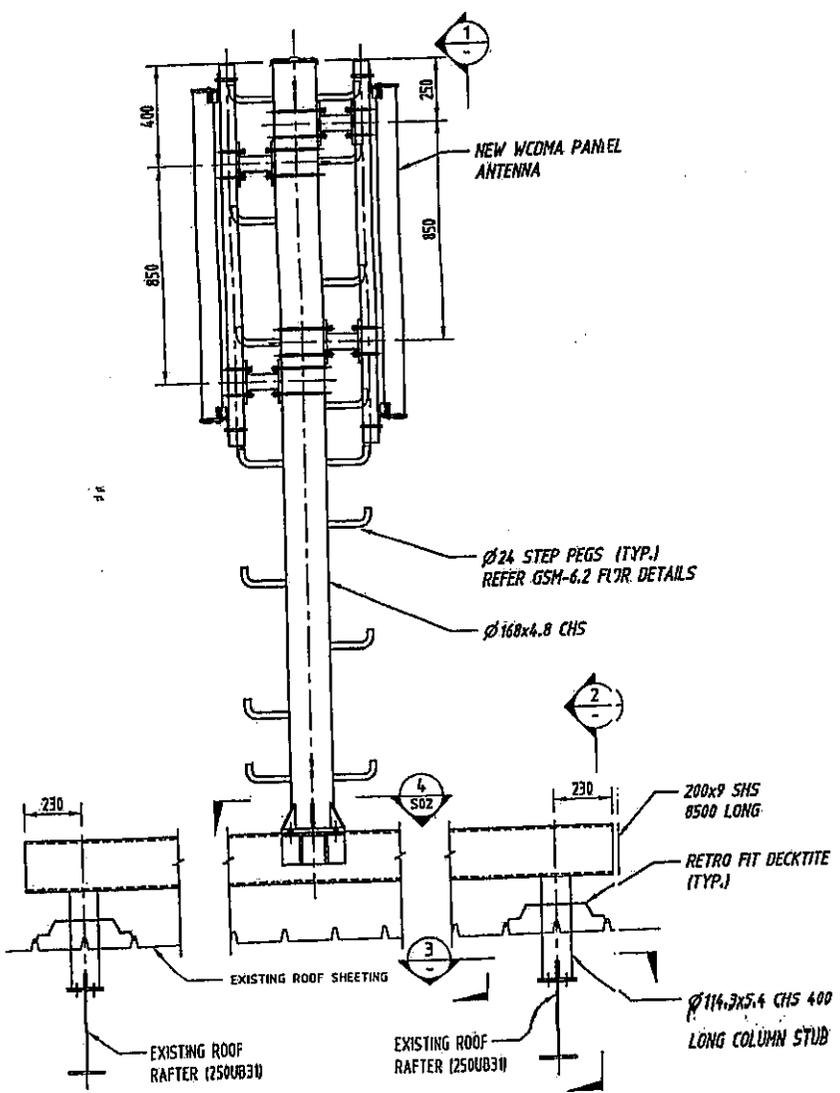
Original drawing signed where shown marked "s"

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: SITE ELEVATION Drawing No: JB9095 - BROOKES STREET Drawing Date: 27/07/05		Drawn: DJH Checked: KJ Approved: D. Rankine Design: ED Engineering Check: GS* Scale: AS SHOWN SKM Job No: QB50196.077 Revision: C	
Abigroup TELECOMMUNICATIONS 41 Burwood Road Hawthorn, Victoria 3122 Tel: (03) 9816-5555, Fax: (03) 9816-5566		NOKIA		yes OPTUS		Drawing Title: SITE ELEVATION Drawing No: JB9095 - BROOKES STREET Drawing Date: 27/07/05		Drawn: DJH Checked: KJ Approved: D. Rankine Design: ED Engineering Check: GS* Scale: AS SHOWN SKM Job No: QB50196.077 Revision: C	
RE-ISSUED FOR CONSTRUCTION CONSTRUCTION ISSUE PHASE 1 ISSUE									

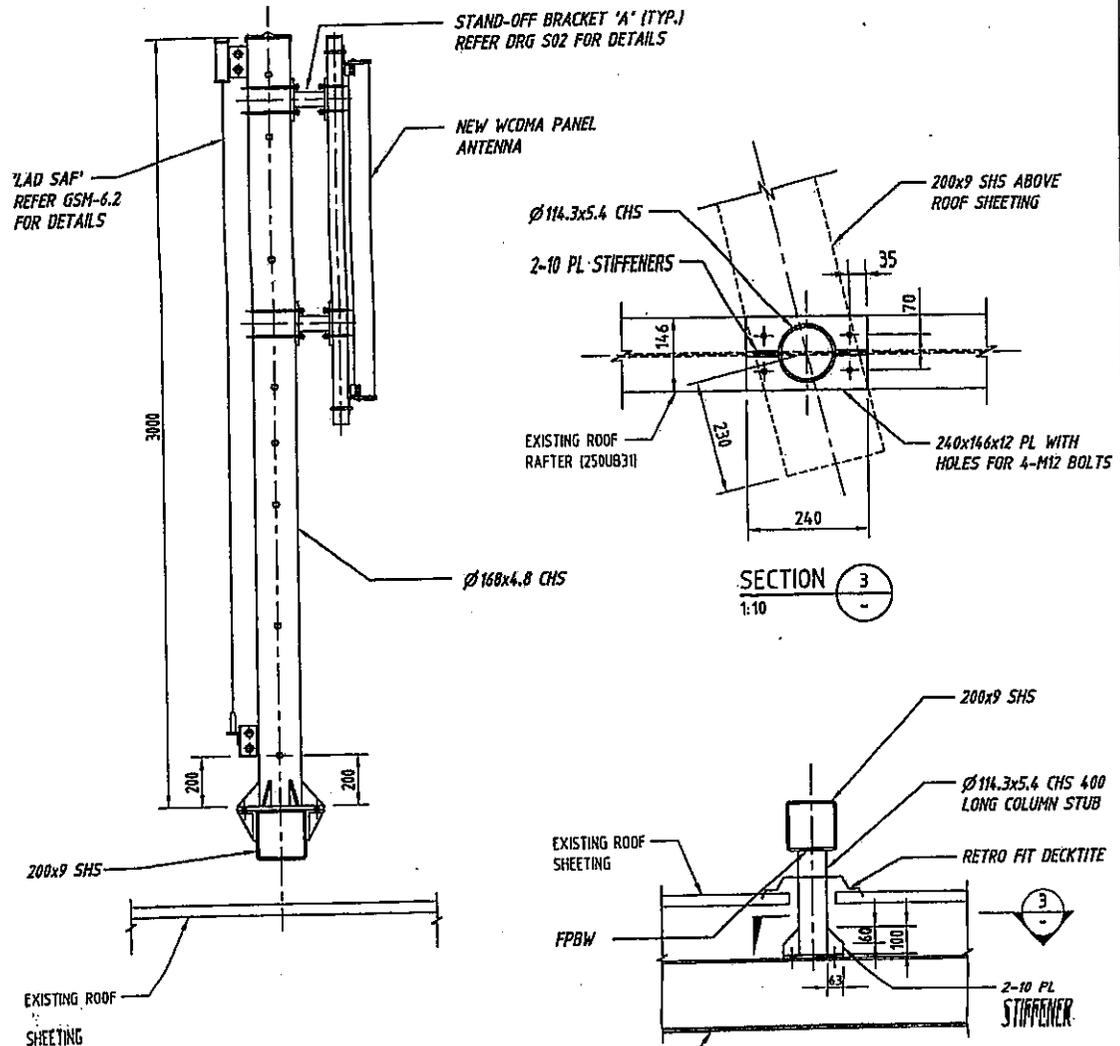
Page 8 of 15

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SECTOR 3 WCDMA ANTENNA MOUNT DETAIL
SCALE 1:20



SECTION 1
1:20

SECTION 2
1:20

SECTION 3
1:10

FOR CONSTRUCTION

Original drawing signed, where shown marked "4"

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

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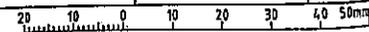
NOKIA

'yes'
OPTUS

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

Drawing Title: **ANTENNA MOUNT DETAIL SHEET 1**
Drawing No: **JB9095 - BROOKES STREET**

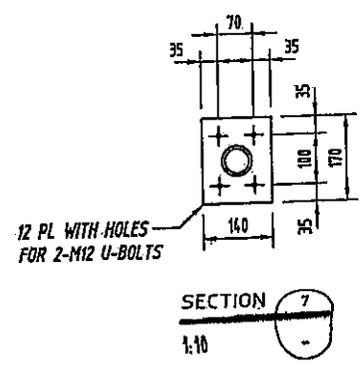
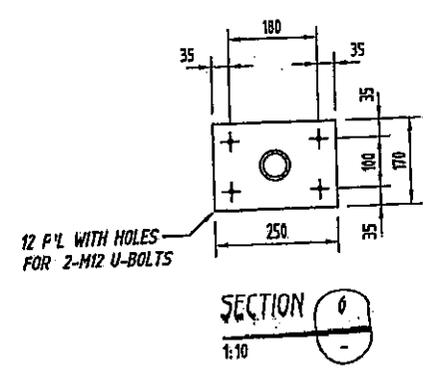
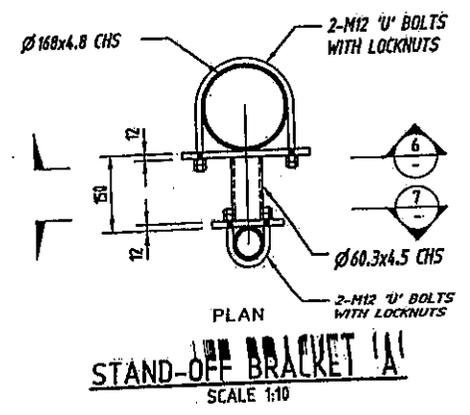
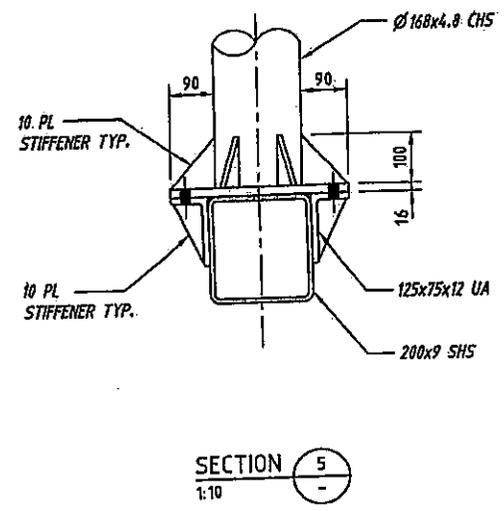
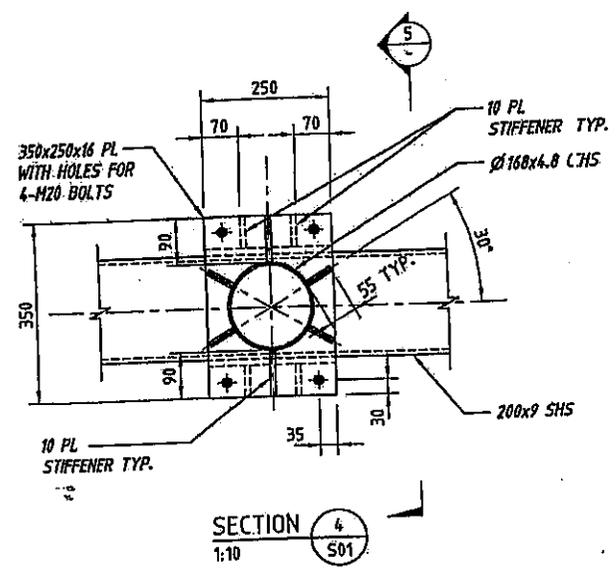
Drawn EC	Designed ED	Date 09.08.05
Drawing Check KJ	Engineering Dept GB M/S	Scale AS SHOWN
Approved D. Rankin	SKM Job No. QB50196.077	Revision A
Drawing No.	Revision	



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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 "s"
FOR CONSTRUCTION

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

Project	MOBILE NETWORK AUSTRALIA
Site No.	B0672
Address	BROOKES STREET 26 JEAYS STREET, BOWEN HILLS

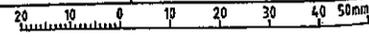
Abigroup TELECOMMUNICATIONS
 41 Burwood Road
 Hawthorn, Victoria 3122
 Tel: (03) 9816-5555, Fax: (03) 9816-5566

NOKIA *yes* **OPTUS**

Project: MOBILE NETWORK AUSTRALIA
 SITE No:- B0672
 BROOKES STREET
 26 JEAYS STREET, BOWEN HILLS

Drawing Title: **ANTENNA MOUNT DETAIL SHEET 2**
 Drawing No. **JB9095 - BROOKES STREET**

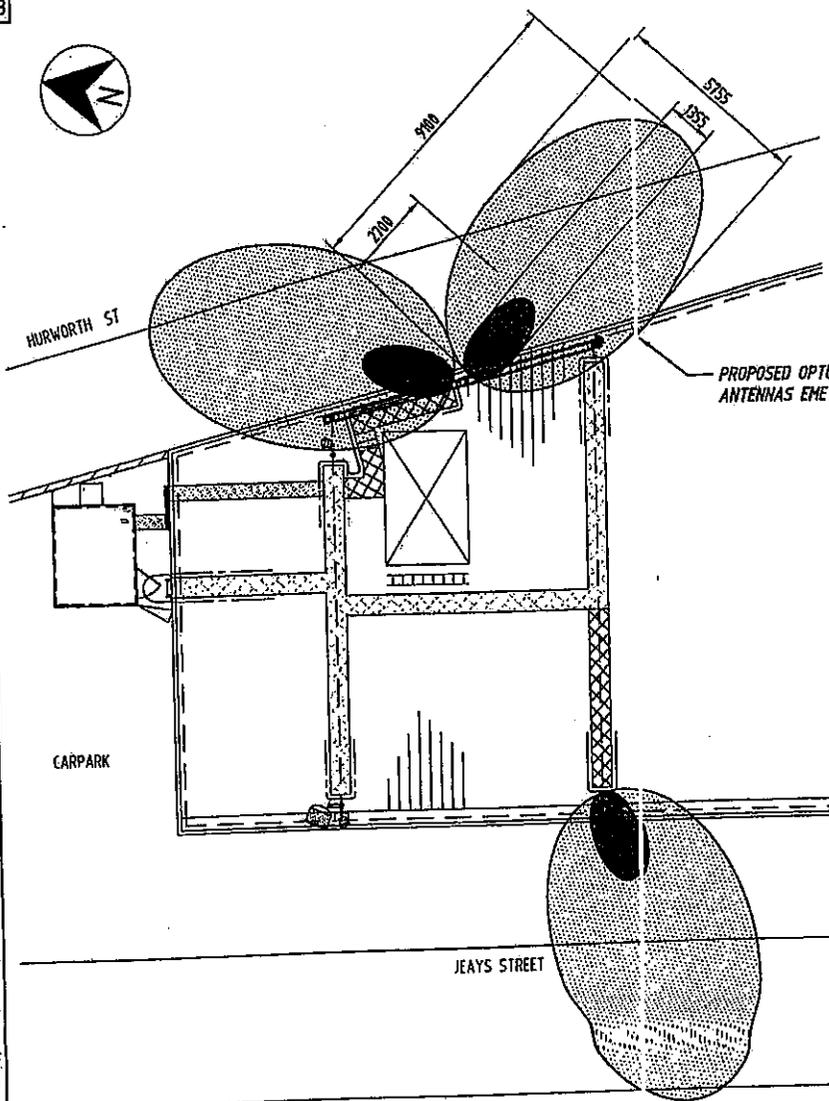
Drawn	Designed	Date
EC	ED	09.08.05
Drawing Check	Engineering Check	Scale
KJ	GB MW	AS SHOWN
Approved	SKH Job No.	Revision
D. Rankin	QB50196.077	
Drawing No.	Revision	
JB9095-S02	A	



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A3



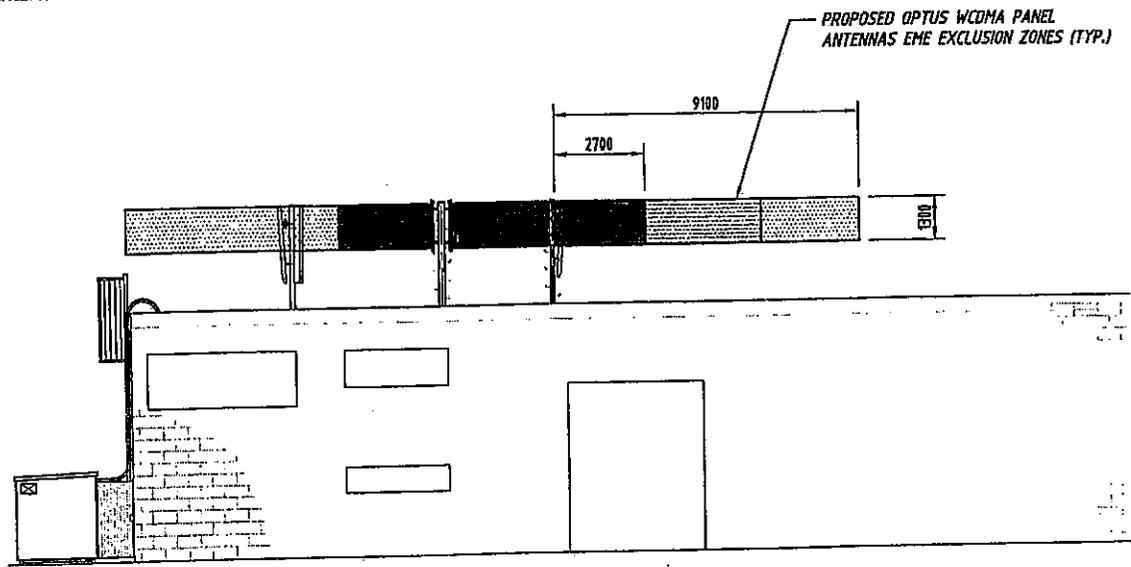
EME ZONES - PLAN
SCALE 1:150

LEGEND:

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

NOTE:

EME PATTERNS ARE BASED ON INFORMATION PROVIDED BY OPTUS



EME ZONES - ELEVATION
SCALE 1:150

FOR CONSTRUCTION

Original drawing signed where shown marked "S"

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

Rev	Date	App.	Rev/Issn Details
1	27.07.05		RE-ISSUED FOR CONSTRUCTION
2	25.08.05		CONSTRUCTION ISSUE
3	21.08.05		PHASE 1 ISSUE

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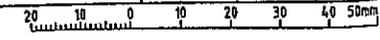
NOKIA

'yes'
OPTUS

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

Drawing Title:
EME EXCLUSION ZONES
Drawing No.
JB9095 - BROOKES STREET

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



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