

LEASE/SUB-LEASE

41 L11 31/3/12
87m2 \$36,495pa

Dealing Number

Duty Imprint



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1. **Lessor**

Hanbro Estates Pty Ltd ACN 009 658 240	Lodger (Name, address & phone number) Clayton Ulz DX 128, Brisbane Ph: 3292 7000 Ref: 12344/12197/80088467	Lodger Code 232
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2. **Lot on Plan Description**

Lot 1 on RP 154522	County Stanley	Parish Enoggera	Title Reference 18155117
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3. **Lessee** Given names: _____ Surname/Company name and number: _____ (include tenancy if more than one)
Perkins Resources Pty Ltd
ACN 103 539 760

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	See Enlarged Panel
_____ qualification	
_____ Execution Date	_____ Lessor's Signature

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	
_____ Execution Date	_____ 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)

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	
.....	qualification		(Signature of Director)
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)			(Name of Director in Full)
		
			(Signature of Director/Secretary)
		
			(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:
Steve Perkins	full name	
.....	qualification		(Signature of Sole Director and Sole Secretary, Deirdre Perkins)
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)			Lessee's Signature

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 103 539 780 dated 20

ITEM SCHEDULE

- Item 1 Landlord: Hanbro Estates Pty Ltd ACN 009 656 240
- Item 2 Tenant: Perkins Resources Pty Ltd ACN 103 539 780
- 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 \$34,465 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 8722
For the attention of: Mr Nick Carter
Tenant:
Name: Perkins Resources Pty Ltd ACN 103 539 780
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 103 539 780
- Item 16 Percentage Amount 2%