

Dealing Number

Duty Imprint



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1. Lessor	Lodger (Name, address & phone number)	Lodger Code
Wallabee Press Pty Ltd A.C.N. 010 428 949 and Simon Leslie McQuitty trustee under Instrument 711046873 ,		

2. Lot on Plan Description	County	Parish	Title Reference
Lot 44 on RP 9986	Stanley	North Brisbane	11339225
Lot 45 on RP 9986	Stanley	North Brisbane	11339225

3. Lessee	Given names	Surname/Company name and number	(include tenancy if more than one)
		Panther Print Pty Ltd A.C.N 010 902 431	

4. Interest being leased
Fee Simple

5. Description of premises being leased
The whole of the land and improvements on it except for the premises leased pursuant to Lease 703598438

6. Term of lease	7. Rental/Consideration
Commencement date/event: 17 / 09 / 2013 Expiry date: 23 / 09 / 2016 and/or Event: #Options: 2 x 2 years #Insert nil if no option or inset option period (eg 3 years or 2 x 3 years)	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; *the attached schedule and document no.; * document no.; *Option in registered Lease no. has not been exercised.
* delete if not applicable

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

.....signature		
.....full name		See schedule
.....qualification	/ /

Witnessing Officer	Execution Date	Lessor's Signature
(Witnessing officer must be in accordance with Schedule 1 of 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.
Panther Print Pty Ltd A.C.N 010 902 431

.....signature	Director.....
.....full name	
.....qualification	Director/Secretary <i>Beech</i>

Witnessing Officer	Execution Date	Lessee's Signature
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	10 / 19 / 2013	

Title Reference 11339225

7. Rental/Consideration

SUMMARY OF LEASE PARTICULARS

Item 1	Base Rent (clause 3.1) \$88,000 per annum plus GST	
Item 2	Base Rent review dates and type of review (clauses 3.2 to 3.6)	
	Review date	Review type
	24 September 2014	5% Fixed Increase
	24 September 2015	5% Fixed Increase
Item 3	Permitted Use (clause 5.1) Commercial and Industrial	
Item 4	Option/s for Renewal (clause 17) 2 x 2 years	
Item 5	Guarantor/s Greg Beech	
Item 6	Amount of Bond or Bank Guarantee (clause 20) 3 months' Base Rent plus GST	
Item 7	Amount of public risk insurance (clause 0) \$20 million	
Item 8	Rent review dates and types of review at the commencement of and during the option(s) (clause 17)	
	Review date	Review type
	For the first year of the option(s)	Market Review (subject to clause 3.8)
	For the second and subsequent years of the option(s)	5% Fixed Increase
Item 9	Lawyers for Landlord redchip lawyers Level 1 'The Portal' Corner of Ann and Longland Streets, Fortitude Valley 4006 Phone: (07) 3852 5055	
Item 10	Lawyers for Tenant	
Item 11	Address of Premises 26 Jeays Street, Bowen Hills, Qld	