

Dealing Number



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Precision Tailors

1. **Lessor** **Lodger (Name, address, E-mail & phone number)** **Lodger Code**  
CHRIS HALL FAMILY SUPER PROPERTIES PTY LTD  
ACN 136 636 416 AS TRUSTEE UNDER  
INSTRUMENT 712717999

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)**  
Precision Tailors Pty Ltd A C N 117 323  
930

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 hatched on plan attached

6. **Term of lease** **7. Rental/Consideration**  
Commencement date/event: 1/4/2011  
Expiry date: 31/3/2012 and/or Event: \$14,000.00  
\*Options: 1x1 year And 1x 3 years  
#Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)

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; \*

\* delete if not applicable

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 .....  
Execution Date Lessor's Signature  
**Witnessing Officer**  
(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.

.....Signature Precision Tailors Pty Ltd  
MICHAEL G. ALLEN .....full name  
.....qualification  
**Witnessing Officer**  
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)



181311  
Execution Date Sole Director/Secretary .....  
Lessee's Signature

**Title Reference 18155117**

This is the Schedule referred to in Lease dated the \_\_\_\_\_ day of \_\_\_\_\_ 2011

This Schedule shall be read together with the Land Title Act 1994 Form 7 making reference to this Schedule.

**1. REFERENCE SCHEDULE, DEFINITIONS AND INTERPRETATION**

**1.1 Reference Schedule**

|               |   |  |     |                                   |  |     |   |         |
|---------------|---|--|-----|-----------------------------------|--|-----|---|---------|
| <b>Item 1</b> | <b>ADDRESS FOR NOTICES ON LANDLORD:</b>                                 | 41 Park Road Milton Qld 4064   |     |                                   |  |     |   |         |
| <b>Item 2</b> | <b>ADDRESS FOR NOTICES ON TENANT:</b>                                   | 9 Lucy Street Milton Qld 4064 or at the Premises   |     |                                   |  |     |   |         |
| <b>Item 3</b> | <b>THE COMPLEX:</b>   | 41 Park Road Milton Qld  |     |                                   |  |     |   |         |
| <b>Item 4</b> | <b>ANNUAL RENT:</b>   | \$14,000.00 per annum (\$1166.67 per month) excluding GST for Year 1 of the Term, and then subject to revision as provided in this Lease   |     |                                   |  |     |   |         |
|               | <b>FIXED REVIEW:</b>  | At the Commencement of a Term arising from exercise of option to renew the lease the rent will be increased by 5% over that payable in immediately preceding Term and by 5% at commencement of each year of such Term.   |     |                                   |  |     |   |         |
|               | <b>REVIEW DATE</b>  | Commencement of each Term and each anniversary of that date.   |     |                                   |  |     |   |         |
|               | <b>CPI REVIEW:</b>  | Deleted intentionally  |     |                                   |  |     |   |         |
|               | <b>MARKET REVIEW DATES:</b>   | Deleted intentionally  |     |                                   |  |     |   |         |
| <b>Item 5</b> | <b>TENANT'S PROPORTION OF OUTGOINGS</b>                                 | Nil  |     |                                   |  |     |   |         |
| <b>Item 6</b> | <b>PERMITTED USE OF DEMISED PREMISES:</b>                               | As premises for a Tailoring business   |     |                                   |  |     |   |         |
| <b>Item 7</b> | <b>OPTION TO RENEW FOR FURTHER TERM:</b>                                | <table><tr><td>(a)</td><td><b>Period of Further Term(s):</b></td><td>Further Term of one year and second option for 3 years</td></tr><tr><td>(b)</td><td><b>Total Period of the original Lease Term and all Further Term(s):</b></td><td>5 years</td></tr></table> | (a) | <b>Period of Further Term(s):</b> | Further Term of one year and second option for 3 years | (b) | <b>Total Period of the original Lease Term and all Further Term(s):</b> | 5 years |
| (a)           | <b>Period of Further Term(s):</b>                                       | Further Term of one year and second option for 3 years   |     |                                   |  |     |   |         |
| (b)           | <b>Total Period of the original Lease Term and all Further Term(s):</b> | 5 years  |     |                                   |  |     |   |         |

## SCHEDULE

Title Reference 18155117

- (c) **Type of Rent Review at commencement of Lease Year 1 of any Further Term:** 5% increase over rent payable in immediately preceding Year

**Item 8 THE TENANT'S SECURITY:**

\$1200 ~~\$3500.00~~ Deposit with

\$2300

~~\$3300~~

PAID BY 1/10/11

**Item 9 THE GUARANTOR:**

Mark Andrew Ferguson

### 1.2 Definitions

In this document:

**Authority** means any federal, state, local government, semi-government, statutory or legislative authority, court, instrumentality or body with jurisdiction over any part of the Complex.

**Business Day** means a day other than a Saturday, Sunday, or public or bank holiday in Brisbane.

**Building** means building or buildings erected or to be erected on any part of the Complex.

**Car Park** means those parts of the Complex set apart by the Landlord for the parking of motor vehicles, including all internal roadways.

**Claim** means any claim, demand, remedy, suit, injury, damage, loss, cost, liability, action, proceeding, right of action, claim for compensation or claim for abatement of any monetary obligation.

**Commencement Date** means the commencement date specified in Item 6 of the Form 7 in this Lease.

**Common Areas** means all parts of the Complex provided and designated by the Landlord for common use by any tenant or other person.

**Complex** means the Land; the Building and other structures erected or to be erected on that land, Landlord's Property including any additional land, buildings or structures used in conjunction with the Land that the Landlord elects to treat as part of the Complex.

**Core Trading Hours** means the core trading hours of the Complex as determined under the Retail Shop Leases Act.

**CPI** means the consumer price index for Brisbane (All Groups) published by the Australian Bureau of Statistics. If this consumer price index is suspended, discontinued, or the method of its calculation is significantly altered so that it does not in the opinion of the Landlord reflect the cost of living in Brisbane, it means an index that the Landlord decides reflects changes in the cost of living in Brisbane.

**Expiry Date** means the expiry date specified in Item 6 of the Form 7 in this Lease.

**Financial Year** means a period of 12 months from time to time nominated by the Landlord.

**Further Term** means the term of any renewal of this Lease or any