

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W see the department's website.

1. Lessor

CHRIS HALL FAMILY SUPER PROPERTIES PTY LTD
ACN 136 636 416 AS TRUSTEE UNDER INSTRUMENT
712717999

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

Chesterfield Lawyers

Level 1, 371 Queen Street

Brisbane

E: d.mcmanus@chesterfieldgroup.com.au

Ph: 3221 2000

Ref:

Lodger
Code

BE039A

2. Lot on Plan Description

Lot 1 on RP 154522

County

Stanley

Parish

Enoggera

Title Reference

18155117

3. Lessee Given names

Surname/Company name and number

(include tenancy if more than one)

TECH CENTRAL PTY LTD ACN 150
264 430

4. Interest being leased

Fee Simple

5. Description of premises being leased

Part of the Floor of the Building on the Land marked " " on the attached sketch plan

6. Term of lease

Commencement date/event: 1/10/2012

Expiry date: 30/9/2017 and/or Event:

#Options: 1 x 5 years

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

7. Rental/Consideration

See attached 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

Chris Hall Family Super Properties Pty Ltd ACN 136 636 416

/ /
Execution Date

Lessor's Signature

9. Acceptance

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

Tech Central Pty Ltd ACN 150 264 430

/ /
Execution Date

Lessee's Signature

Title Reference 18155117

This is the Schedule referred to in Lease dated the _____ day of _____, 2012

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

	ADDRESS FOR NOTICES ON LANDLORD:	41 Park Road, Milton QLD 4064	
	ADDRESS FOR NOTICES ON TENANT:	Unit 28, 360 Grand Avenue, Forest Lake QLD 4078 or at the Premises	
	THE COMPLEX:	41 Park Road, Milton QLD 4064	
	ANNUAL RENT:	\$36,975.00 per annum (\$3,081.25 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 Years 2, 3, 4 and 5 of the Term and of any Further Term excluding a Market Review Date	
	FIXED RENT INCREASE:	5%	
	CPI REVIEW:	Not applicable	
	MARKET REVIEW DATES:	The commencement date of Year 1 of any Further Term	
	TENANT'S PROPORTION OF OUTGOINGS	Nil	
	PERMITTED USE OF DEMISED PREMISES:	As premises for body piercing, body art and tattoo removal	
	OPTION TO RENEW FOR FURTHER TERM:	(a) Period of Further Term(s):	1 Further Term of 5 years
		(b) Total Period of the original Lease Term and all Further Term(s):	10 years

Title Reference 18155117

		(c) Type of Rent Review at commencement of Lease Year 1 of any Further Term:	Market review
	THE TENANT'S SECURITY:	An amount equal to 3 months rent plus GST which as at the Commencement Date is \$10,168.12	
	THE GUARANTOR:	Yasin Odeh of 360 Grand Avenue, Forest Lake QLD 4078	

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.

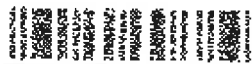
Complex means the Land; the Building and other structures erected or to be erected on that land, Landlord's Property including any additional land, buildings or structures used in conjunction with the Land that the Landlord elects to treat as part of the Complex.

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.

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994, the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in NR&W see the department's website.

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	Chesterfield Lawyers Level 1, 371 Queen Street Brisbane E: d.momarus@chesterfieldgroup.com.au Ph: 3221 2000 Ref: D.IM:120423	BE039A

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)
	Chiropractix Pty Ltd ACN 147 321 604	

4. **Interest being leased**
Fee Simple

5. **Description of premises being leased**
Part of the first floor of a building erected on the Land as shown "1B" on the sketch plan annexed to this Lease.

6. Term of lease	7. Rental/Consideration
Commencement date/event:	See Attached Schedule
Expiry date:	
*Options: 1 x 5 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. Option in registered Lease no 713606124 has not been exercised

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

Chris Hall Family Super Properties Pty Ltd ACN 136 636 416

Execution Date

Lessor's Signature

9. **Acceptance**

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

Chiropractix Pty Ltd ACN 147 321 604

8/10/12
Execution Date

Lessee's Signature

[Signature]
Sub Director
Secretary

Title Reference 18155117

This is the Schedule referred to in Lease dated the _____ day of _____, 2012.

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:	41 Park Road, Milton QLD 4064	
Item 2	ADDRESS FOR NOTICES ON TENANT:	79 Latrobe Terrace, Paddington QLD 4064 Or at the Premises	
Item 3	THE COMPLEX:	41 Park Road, Milton QLD 4064	
Item 4	ANNUAL RENT:	\$31,200.00 per annum (\$2,600.00 per month) excluding GST for Year 1 of the Term, and then subject to revision as provided in this Lease	
	FIXED REVIEW DATE:	The commencement date of Years 2, 3, 4 and 5 of the Term and of any Further Term excluding a Market Review Date	
	CPI REVIEW DATE:	Nil	
	MARKET REVIEW DATE:	The commencement date of Year 1 of any Further Term	
	MINIMUM RENT INCREASE:	5%	
Item 5	TENANT'S PROPORTION OF OUTGOINGS	Nil	
Item 6	PERMITTED USE OF DEMISED PREMISES:	Chiropractic Practice and any other allied health care professional practice.	
Item 7	OPTION TO RENEW FOR FURTHER TERM:	(a) Period of Further Term(s):	1 Further Term of 5 years

Title Reference 18135117

		(b) Total Period of the original Lease Term and all Further Term(s):	10 years
		(c) Type of Rent Review at commencement of Lease Year 1 of any Further Term:	Market Review
Item 8	THE TENANT'S SECURITY:	An amount equal to 3 months rent plus GST which as at the Commencement Date is \$8,580.00	
Item 9	THE GUARANTOR:	Alli Sharon Lee of Unit 2, 101 Elizabeth Street, Paddington QLD 4064	

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.

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

Dowd & Company
Lawyers

Level 3, 355 Queen Street
BRISBANE QLD 4000

GPO Box 2576
BRISBANE QLD 4001

T +61 7 3238 0666
F +61 7 3238 0699
dowdandco.com.au

Our Ref: ST:DM:100725
Your Ref:

4 April 2013

Chris Hall
27 Wilden Street
PADDINGTON QLD 4064

Dear Chris

**Chris Hall Super Properties Pty Ltd
Surrender of Lease by 1010 Printing
Lease to Ella Stephenson
Premises: 1B/41 Park Road, Milton**

We presume that you have now signed the duplicate Lease that was posted to you on 28 February 2013 and that you have distributed a copy to the Tenant, Ella Stephenson.

A copy of the signed Lease Surrender Deed has been provided to the solicitor acting for 1010 Printing.

In relation to the commercial points under the Lease generally, we draw your attention to the following matters:

1.	Commencement Date:	15 March 2013
2.	Expiry Date:	14 March 2016
3.	Rent:	\$26,800.00 per annum
4.	Rent Reviews:	Rent is to be reviewed annually by fixed 5% increases. A market rent review is to be undertaken on the first lease year of any further term.
5.	Options to Renew:	The Tenant has 2 options to renew for a period of 3 years each and must give notice not more than 9 months and not less than 3 months prior to the expiry of the Lease. If the Tenant is even 1 day out of time in exercising an option, the Landlord will not be obliged to grant the new lease for an option term. This means that the Landlord could either renegotiate a whole new rental and lease structure or require the premises to be

	<p>vacated.</p> <p>Please note that we do not diarise renewal dates and you will need to make a note of when they fall due.</p> <p>We recommend that you diarise all relevant dates so that if rent review or an option to renew arises, you will not be out of time.</p>
6. Retail Shop Leases Act:	<p>If there is an option to renew, the Landlord must give the Tenant written notice of the date by which the option is to be exercised at least 2 months before the date that the option is to be exercised. If a market rent is to be determined, the Tenant may require that to be determined before the option is exercised</p> <p>If there is no option renew, the Landlord must give the Tenant at least 6 months notice before the end of the lease whether or not the Landlord will offer a renewal or extension of the lease term. If requested by the Tenant, the term of the lease is can be extended by 6 months if the notice is not given to the Tenant</p> <p>The Act requires the lease to comply with special minimum lease standards, including special rules for payment of rent and outgoings, rent reviews, prohibited payments, implied provisions for compensation, options to renew and trading hours. If you require any detailed advice regarding the application of this Act to your tenancy then please let us know.</p>

As matters have been completed, we take this opportunity of **enclosing** our Statement of Account and thank you for your instructions.

Yours sincerely



Dan McManus, Special Counsel
+61 7 3238 0611
dmcmamus@dowdandco.com.au