

MEMORANDUM OF LEASE**ADDRESS OF PREMISES**

39 MULLER ROAD, HAMPSTEAD GARDENS SA 5086

**ESTATE AND
INTEREST**

Estate in Fee Simple

ENCUMBRANCES
NIL**LESSOR** (Full name and address)

MICHAEL SPENCER & LESLIE SPENCER ATF SPENCER SUPERANNAUTION FUND
Of 11 Bronzewing Place, TEA TREE GULLY 5091

LESSEE (Full name, address and mode of holding)

PW SPENCER MOTOR TRIMMERS
Of 39 Muller Road, HAMPSTEAD GARDENS SA 5086

TERM OF LEASE

COMMENCING ON THE 16 DAY OF OCTOBER 2018
EXPIRING ON THE 16 DAY OF OCTOBER 2020

Together with a right of renewal as contained in item 10 of the schedule of this lease

RENT AND MANNER OF PAYMENT (OR OTHER CONSIDERATION)

The lessee shall pay the Lessor an annual rent of THIRTY ONE THOUSAND TWO HUNDRED DOLLARS (\$31,200.00) by equal weekly payments of \$600 Including GST (and proportionally for any period of less than one week), subject to review at the times and in the manner set out in item 10 of the schedule to this Lease.

OPERATIVE CLAUSE ^(a) delete the inapplicable

The Lessor LEASES TO THE LESSEE the land ABOVE described and the LESSEE ACCEPTS THIS LEASE of the land for the term and at the rent stipulated, subject to the covenants and conditions expressed herein and to the powers and covenants implied by the Real Property Act 1886 (except to the extent that the same are modified or negated below).

DEFINE THE LAND BEING LEASED INCORPORATING THE REQUIRED EASEMENT(S) ETC.

Not Applicable

IT IS COVENANTED BY AND BETWEEN THE LESSOR AND THE LESSEE as follows:
(Covenants, where not deposited, to be set forth on insert sheet(s) and securely attached)

CONSENTS OF MORTGAGEES AND SECTION 32 DEVELOPMENT ACT 1993 CERTIFICATION

This Lease does not contravene Section 32 of the Development Act 1993.

Nil

DATED

EXECUTION

LESSOR

LESSEE

IMPORTANT NOTICE

EXCLUSION OF WARRANTY OF FITNESS FOR PURPOSE

The lessor does not warrant that the premises you are about to rent will for the duration of your lease be structurally suitable for the type of business you intend to carry on.

LANDS TITLES REGISTRATION

OFFICE
SOUTH AUSTRALIA

MEMORANDUM OF LEASE

FORM APPROVED BY THE REGISTRAR GENERAL

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

Prefix
L
Series No.

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

Solicitor/Registered Conveyancer/Lessee

AGENT CODE

Lodged by:

Correction to:

CRA7P

**TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)**

1.
2.
3.
4.

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.
2.
3.
4.

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE
UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

R-G 250505

CORRECTION	PASSED
REGISTERED	
REGISTRAR-GENERAL	