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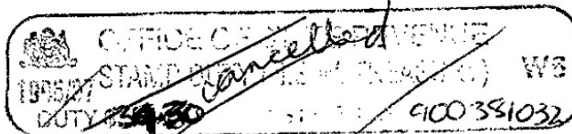
LEASE

Real Property Act 1900
LAW SOCIETY LEAS

6196183N



Office of



PROPERTY LEASED

Show up to 20 references to title.

If part of the land in a title is
being leased, specify the part.

31/619860
Part - Suite 1, 374 Argyle Street, Moss Vale

LODGED BY

LTO Box

Name, address or DX, and telephone

374

WBC

REFERENCE (max 15 characters): 19805195- CB1

LESSOR
(landlord)

STEFANI WILLOW CUMMINS

The lessor leases to the lessee the property described above subject to the following **ENCUMBRANCES**

1. U106717 2. 0370674 3. 4.

LESSEE
(tenant)



HENDRIK den HERTOOG

TENANCY:

(e.g. joint tenants)

SCHEDULE OF ITEMS

1. **LEASE PERIOD:** One (1) year
2. **COMMENCEMENT DATE:** 1 April 1999
3. **TERMINATION DATE:** 31 March 2000
- With ~~an~~ ^{TWO} **OPTION TO RENEW** for a period of three (3) years each set out in clause 4
- With ~~an~~ ^{TWO} **OPTION TO PURCHASE** set out in ~~Not applicable~~
6. Together with and reserving the **RIGHTS** set out in **Not applicable**
7. This lease includes **ANNEXURES A and B**.
8. This lease includes the provisions in **MEMORANDUM No.** filed in the LTO. **Not applicable**

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Annexure A

20. Work to be done by the landlord. The landlord is to carry out at her expense the following work.

20.1 Create proper access from the front office beside the gas heater and through the next wall into the kitchen.

20.2 Close off the archway leading to the rear of the building.

20.3 Re-open the side door.

20.4 Provide separate electricity service to the property leased.

21. Work by tenant. The landlord authorises the tenant to do the following works to the property leased

21.1 Paint the outside of the building

21.2 Alter the entrance door and change the front awning (but the tenant will submit a detailed proposal for prior approval by the landlord and Wingecarribee Shire Council if necessary).

22. GST. From the date when the landlord becomes liable for Goods and Services Tax in respect of rent, outgoings or any other services or facilities provided by the landlord to the tenant under this lease or any renewal or extension or extension of this lease, the landlord shall be entitled to include as rent for which the tenant is liable under this lease the tax paid or payable by the landlord during each period for which rent is payable. The landlord must issue tax invoices for GST so that the tenant can have the opportunity to claim input credits. The landlord must claim reimbursement of outgoings at the figures actually paid by the landlord, with the intention that the tenant avoids paying tax on tax.

23. S.32 Retail Leases Act 1994. The parties agree that the provisions of S.32 of the Retail Leases Act 1994 apply to this lease.