

Dealing Number



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Mortgagee's Australian Credit Licence

1. **Type/Dealing No of Instrument/Document being amended** **Lodger** (Name, address, E-mail & phone number) **Lodger Code**
Type of Instrument/Document LEASE Fallu McMillan Lawyers
Dealing Number PO Box 854
IPSWICH QLD 4305
Email: mail@fmlaw.com.au
Ph: 07 3281 2677
Ref:

2. **Lot on Plan Description** **Title Reference**
Lot 1 on RP 46058 11750135

3. **Grantor/Mortgagor/Lessor**
GARRY LEE DRAPER & JOYCE SYLVIA DRAPER

4. **Grantee/Mortgagee/Lessee**
MONEY 3 CORPORATION LIMITED


5. **Amendment of Lease Details** (Only to be completed for an amendment of the term and/or option of lease)
Expiry date: 21/10/2019 AND/OR Event:
Option/s#: 1 X 3 YEARS
Insert nil if no option or insert option period (eg 3 years or 2 x 3 years etc)


6. **Request/Execution**

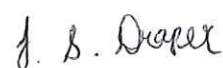

The parties identified in items 3 and 4 agree that the instrument/document in item 1 is amended in accordance with:- *item 5; *item 5 and attached schedule; *attached schedule.

* delete if not applicable

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

 REG No 7334 signature
John James Stretch JP (Qual) full name
J.P. (QUALIFIED) qualification
Witnessing Officer
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner JP, C Dec)

 signature
THAO LE full name
CPA 953304 qualification
Witnessing Officer
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

 (JOYCE DRAPER)
23/8/2016 Execution Date
 (GARRY DRAPER)
Grantor's/Mortgagor's/Lessor's Signature

9/8/16 Execution Date

Grantee's/Mortgagee's/Lessee's Signature

Title Reference 11750135

Statement about alteration or minor correction to Land Registry Form

Form being altered or corrected: LEASE

Name of authorised person or solicitor: William Mark Leather

Name of authorised person's firm or employer (legal practice, commercial lender or settlement agency):
Fallu McMillan Lawyers

Item/s being altered or corrected:

This is the Schedule referred to in the Form 13 Amendment of Lease between Garry Lee Draper & Joyce Sylvia Draper as Lessor and Money 3 Corporation Limited as Lessee.

Details of alteration or minor correction:

The Lessor and the Lessee covenant and agree that the Lease is varied and amended as follows:

1. OPTION PERIOD:

- (a) The remaining option period is amended and shall be for a period of 3 years commencing on the 22 October 2016 and expiring on the 21 October 2019.
- (b) Item 6 of the Form 7 Lease is amended by inserting after the words "options" 1 x 3 years.
- (c) Item 9 of the Schedule on page 2 of the Lease is amended by inserting after "number of options" – One (1) number of years; and
Number of years for each option period: three (3) years - 22 October 2016 to 21 October 2019

2. RENT:

Item 2 on page 2 of the Schedule is amended by inserting \$35,292.96 per annum (including GST) (\$2,941.08 per month payable monthly in advance). With such rent to remain the same during the whole of the option period from 22 October 2016 to 21 October 2019.

3. RENT REVIEWS

- (a) Item 3 of the Schedule on page 2 is varied by inserting under "Rent Reviews" Nil
- (b) Clause 2.6 (2) on page 7 of the Lease is to be deleted.
- (c) Clause 2.6 (4) on page 8 of Lease is to be deleted

4. OUTGOINGS:

Item 4 of the Schedule contained on page 2 is to be varied by deleting the words "all water use charges levied in respect of the premises" and replacing it with "30% of all water use charges levied in respect of the premises".

Title Reference 11750135

5. CAR PARK SPACES:

Clause 13.11 – "Control and Management of Car Park" is amended by replacing the number "1" and replacing it with "2 car parks at no cost to the tenant".

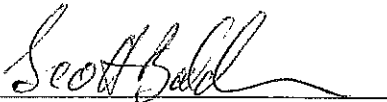
6. OTHER TERMS OF THE LEASE TO REMAIN:

Subject to the variations contained in this amendment and such other alterations (if any) as may be necessary to make the Lease consistent with this amendment the Lease remains in full force and effect and is to be read and construed be enforceable as at the terms of this amendment are inserted in it by way of addition or substitution as the case may be.

7. COSTS:

The tenant shall be responsible for the reasonable costs of and incidental to the preparation of this document together with any registration fees, stamp duty (if any) payable in respect of same.

Party represented (where signed by solicitor):



Authorised person's or Solicitor's Signature