

FORM 1

Real Property (Unit Titles) Ordinance 1970

UNITS PLAN No. 138Block 15
Register Book Volume 341Section 24
Folio 19Division of **FYSHWICK**
Deposited Plan No. 2532Address of the Corporation for service of documents 41 Menty, Culloughs, Constance & Mark Street
Canberra City

I, _____
of _____
a surveyor registered under the Surveyors Ordinance 1967-1970 hereby certify that the diagram on this sheet shows the boundaries of the abovementioned parcel of land, (and, if the parcel is to be sub-divided into Class B units as defined in the Unit Titles Ordinance 1970, the boundaries of each of those units) and the boundaries, at ground level, or projected to ground level, of the extremities of each building on the parcel and that each building is wholly within the parcel.

Dated this _____ day
of _____, 19__

Registered Surveyor

Approved under the Unit Titles Ordinance 1970 as the Units Plan for the sub-division of the abovementioned parcel of land.

Dated this seventh day
of November, 1977.M. J. Henry
Delegate of the Minister of State for the Interior Capital TerritoryRegistered by me on the
twenty fourth day of November, 1977,
at _____ minutes past _____ o'clock
in the fore noon, the number allocated to the
Units Plan being 138.

The terms of the leases of the units and the lease of the common property expiring on the _____ day of _____, 19__.

Registrar of Titles

SITE PLAN

I, **COLIN RICHARD SAMUNDSETT** of **P.O. BOX 345 MANUKA A.C.T.** a survey registered under the Surveyors Ordinance 1967-1975 hereby certify that the diagram on this sheet shows the boundaries of the above mentioned parcel of land, the boundaries of each unit that is a Class B unit as defined in the Unit Titles Ordinance 1970 1975 into which the parcel is to be sub-divided,

the boundaries, at ground level, or projected to ground level, of the extremities of each building or building in course of erection on the parcel and that each building or building in course of erection is wholly within the parcel.

Dated this 26th day of OCTOBER, 1977.C. R. Samundsett
Registered Surveyor

Arthur Carlazis, Nick Carlazis, Thomas Carlazis, Maria Carlazis, Angela Carlazis and Lennie Carlazis by their Attorney Jim Carlazis in or Power of Attorney NL's ML 4042, ML 5324, ML 5325, ML 5327, ML 5231 and ML 5325 respectively who is personally known to me

Jim Carlazis
Applicant

FORM 1

Real Property (Unit Titles) Ordinance 1970

UNITS PLAN No. 138

Block 15 Section 24 Division of FYSHWICK
 Register Book Volume 341 Folio 10 Deposited Plan No. 2532

Address of the Corporation for service of documents 41 Merry, Swanton & Constance, 4 Mart Street
Canberra City.

I, COLIN RICHARD SAMUNDSETT
 of P.O. BOX 345 MANUKA 2603
 a surveyor registered under the Surveyors Ordinance 1967-
 1970 hereby certify that the diagram on this sheet shows
 the boundaries of the abovementioned parcel of land,
 (and, if the parcel is to be sub-divided into Class B units
 as defined in the Unit Titles Ordinance 1970, the boundaries
 of each of those units) and the boundaries, at ground level,
 or projected to ground level, of the extremities of each
 building on the parcel and that each building is wholly
 within the parcel.

Dated this 26th day
 of OCTOBER, 1977.

C. R. Samundsett
 Registered Surveyor

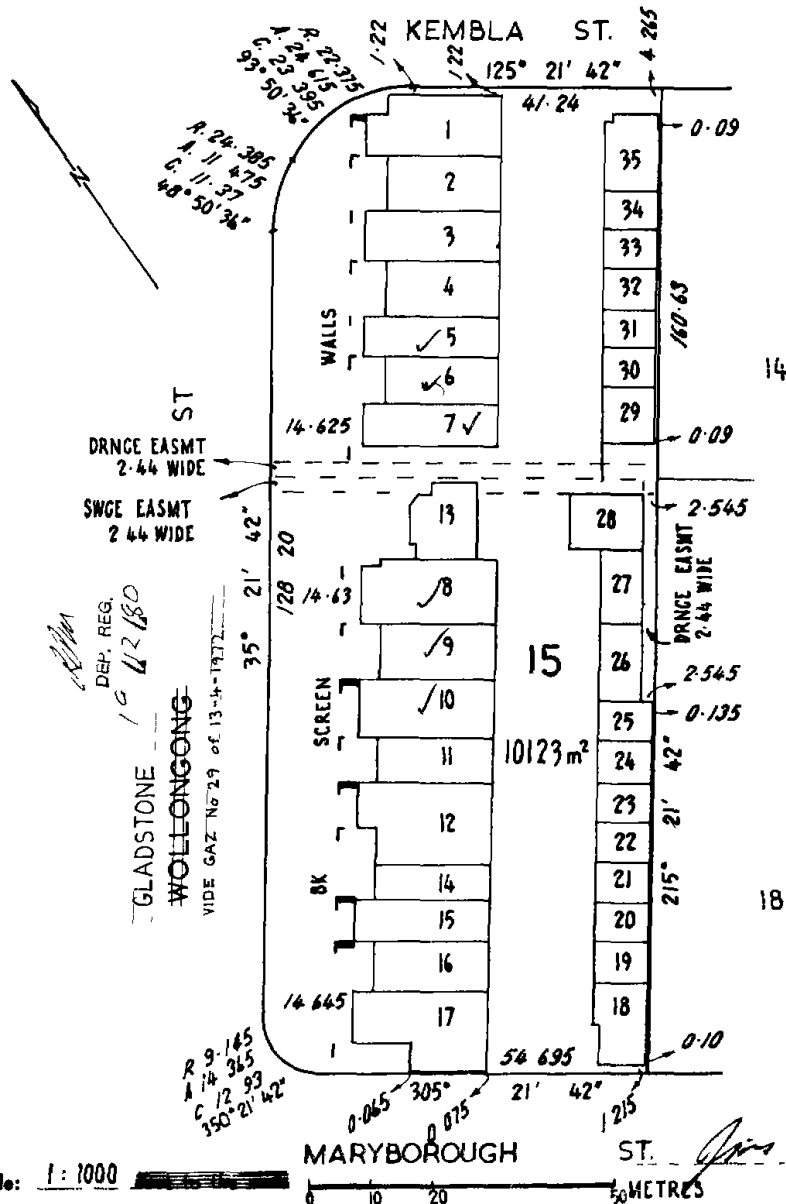
Approved under the Unit Titles Ordinance 1970 as the
 Units Plan for the sub-division of the abovementioned parcel
 of land.

Dated this seventh day
 of November, 1977.

M. J. Henry
 Delegate of the Minister of State for the Internal Territory

Registered by me on the
seventh day of November, 1977,
 at 10 minutes past 10 o'clock
 in the fore noon, the number allocated to the
 Units Plan being 138
 The terms of the leases of the units and the lease of the
 common property expire on the 1st
 day of May 2069.

[Signature]
 Registrar of Titles

SITE PLAN**SEC 24**

Arthur Carkazis, Nick Carkazis, Theodor
 Carkazis, Maria Carkazis, Angelina
 Carkazis and Bonnie Carkazis by their
 Attorney J. J. Carkazis under Powers of
 Attorney Nos MD4042 MD5021 MD5326,
 MD5027, MD5031 and MD5025 re-
 spectively who is personally known to me

MARYBOROUGH ST.

ST.

Scale: 1:1000

0 10 20 50 METRES

Applicant

FORM 2

Real Property (Unit Titles) Ordinance 1970

UNITS PLAN No. 138

SCHEDULE OF UNIT ENTITLEMENTS

Block .. 15 .. Section .. 24 .. Division of .. FYSHWICK

Column 1			Column 2	
Unit No.	Unit Entitlement	Unit Subsidiaries	Certificate of Title	
			Volume	Folio
1	54		694	01
2	43		694	02
3	47 51		694	03
4	43		694	04
5	39		694	05
6	36		694	06
7	37		694	07
8	59		694	08
9	43		694	09
10	52 51		694	10
11	35		694	11
12	75		694	12
13	32 45		694	13
14	30		694	14
15	40 44		694	15
16	39		694	16
17	65	Arthur Carkazis, Nick Carkazis, Theos Carkazis, Maria Carkazis, Angeline Carkazis and Bonnie Carkazis by their Attorney Jim Carkazis under Powers of Attorney No's MD4042, MD5324, MD5326, MD5327, MD5331 and MD5325 respectively who is personally known to me.	694	17
18	26		694	18
Aggregate				

Jim Carkazis
Applicant

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated this seventh day of November, 1977.

M J Henry
Deputy Minister of State for the Capital Territory

The Certificate of Title issued for each of the units into which the parcel of land has been sub-divided is as shown in Column 2 above. The Certificate of Title for the common property is Register Book Volume 694 Folio 36.

J. H. H. H.
Registrar of Titles

FORM 2

Real Property (Unit Titles) Ordinance 1970

UNITS PLAN No. 138**SCHEDULE OF UNIT ENTITLEMENTS**

Block ... 15 Section ... 24 Division of FYSHWICK

Column 1			Column 2	
Unit No.	Unit Entitlement	Unit Subsidiaries	Certificate of Title	
			Volume	Folio
19	10		694	19
20	10		694	20
21	10		694	21
22	10		694	22
23	10		694	23
24	10		694	24
25	10		694	25
26	14		694	26
27	14		694	27
28	19		694	28
29	14		694	29
30	10		694	30
31	10		694	31
32	10		694	32
33	10		694	33
34	10		694	34
35	24		694	35
Aggregate			1000	

Arthur Carkazis, Nick Carkazis, Theos Carkazis, Maria Carkazis, Angeline Carkazis and Bonnie Carkazis by their Attorney Jim Carkazis under Powers of Attorney No's MD4042, MD5324, MD5326, MD5327, MD5231 and MD5325 respectively who is personally known to me.

Jim Carkazis
Applicant

Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated this seventh day of November, 1977.

M. J. Henry
Deputy of the Minister of State for the Capital Territory

The Certificate of Title issued for each of the units into which the parcel of land has been sub-divided is as shown in Column 2 above. The Certificate of Title for the common property is Register Book Volume 694 Folio 36.

[Signature]
Registrar of Titles

FORM 3

Real Property (Unit Titles) Ordinance 1970

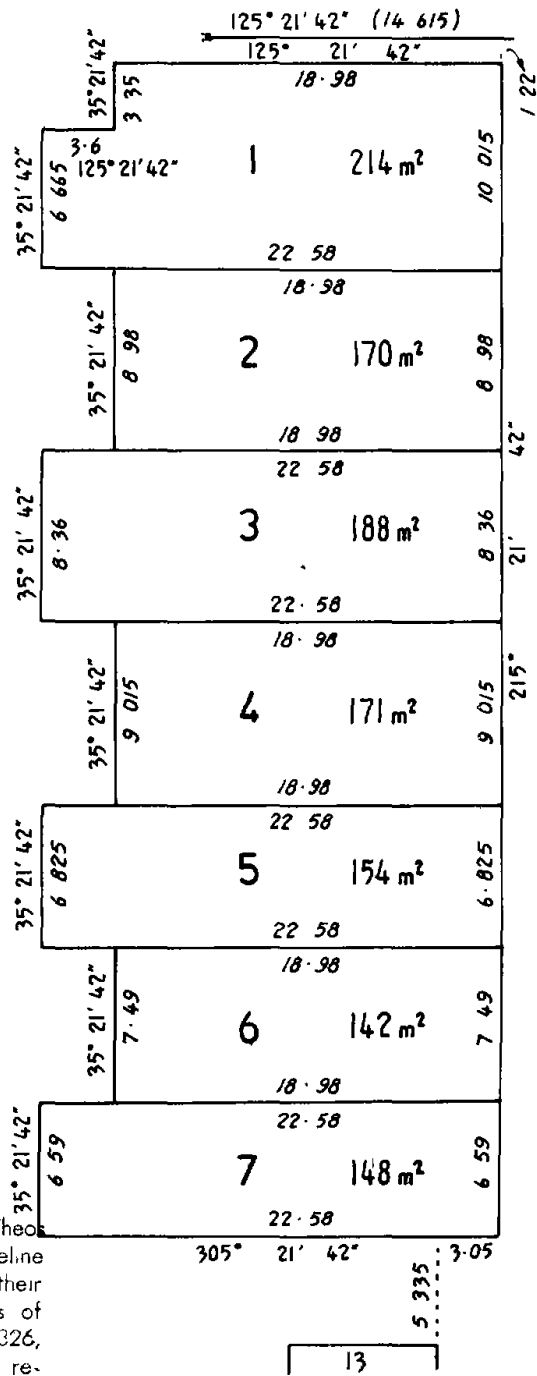
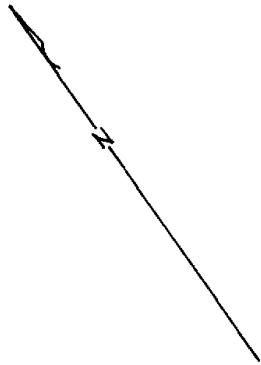
UNITS PLAN No. 138Block **15**, Section **24**, Division of **FYSHWICK****FLOOR PLAN
GROUND**

CLASS B UNITS

(1).....

KEMBLA ST.

(1) Number of floor



I CERTIFY THAT THIS DIAGRAM REPRESENTS
THE BOUNDARIES OF THE UNITS

C. R. Samundson
REGISTERED SURVEYOR

Arthur Carkazis, Nick Carkazis, Theo
Carkazis, Maria Carkazis, Angeline
Carkazis and Elaine Carkazis by their
Attorney, J. Carkazis under Powers of
Attorney MD4042, MD5324, MD5326,
MD5327, MD5328 and MD5325 re-
spectively, who is personally known to me.

Scale: 1 : 300

J. Carkazis
Applicant

M. J. Henry
Deputy of the Minister of State for the Capital Territory

FORM 3

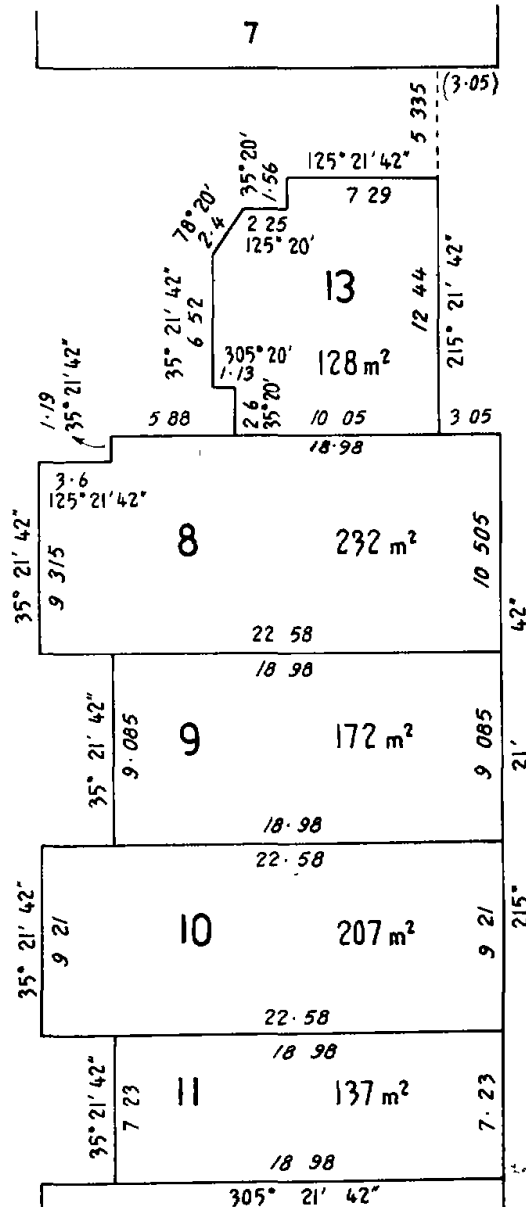
Real Property (Unit Titles) Ordinance 1970

UNITS PLAN No. 138Block..... **15** Section..... **24** Division of..... **FYSHWICK****FLOOR PLAN**
GROUND

(1).....

CLASS B UNITS

(1) Number of floor

I CERTIFY THAT THIS DIAGRAM
REPRESENTS THE BOUNDARIES
OF THE UNITS.*C. R. Samundset*
REGISTERED SURVEYOR

Scale: 1 : 300

Arthur Carkazis, Nick Carkazis, Theo Carkazis, Maria Carkazis, Angelina Carkazis and Bonnie Carkazis by their Attorney, Nick Carkazis, under Powers of Attorney, No. 1234, MD5326, and MD5327, MD5328 and MD5329 respectively, who are personally known to me.

Jim Carkazis
Applicant*M. J. Henry*
Deputy of the Minister of State for the Capital Territory

FORM 3

Real Property (Unit Titles) Ordinance 1970

UNITS PLAN No. 138

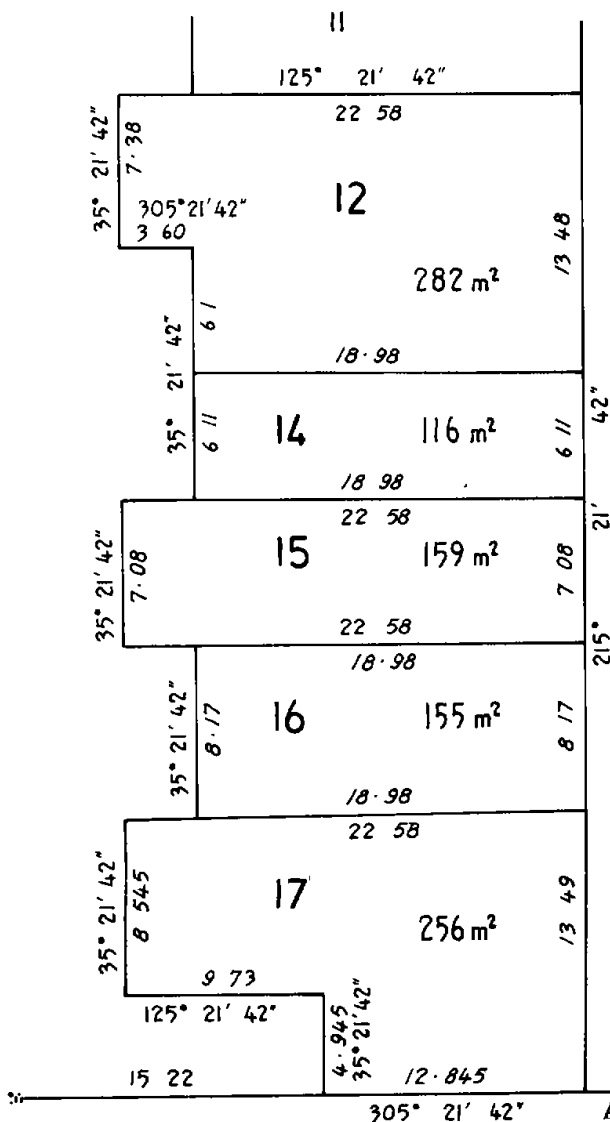
Block.....15....., Section.....24....., Division of.....FYSHWICK.....

CLASS B UNITS

FLOOR PLAN

(1).....GROUND.....

(1) Number of floor



I CERTIFY THAT THIS DIAGRAM
REPRESENTS THE BOUNDARIES
OF THE UNITS

C. R. Samund
REGISTERED SURVEYOR

MARYBOROUGH

STREET

Scale: 1 : 300

Arthur Carkazis, Nick Carkazis, Theos Carkazis, Maria Carkazis, Angelina Carkazis and Bonnie Carkazis by their Attorney Jim Carkazis & Co Powers of Attorney No's MD4042, MD5324, MD5326, MD5327, MD5331 and MD5325 respectively who is personally known to me.

Jim Carkazis
Applicant

Th. J. Henry
Deputy of Minister of State for the Capital Territory

FORM 3

Real Property (Unit Titles) Ordinance 1970

UNITS PLAN No. 138

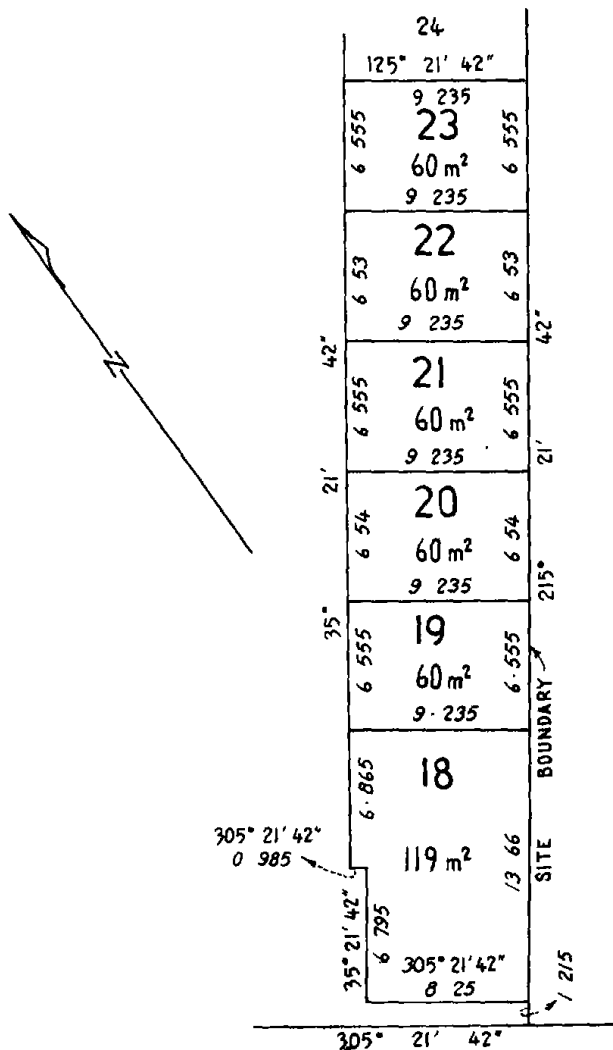
Block 15 Section 24 Division of Fyshwick

FLOOR PLAN

(1) GROUND

(1) Number of floor

CLASS B UNITS



I CERTIFY THAT THIS DIAGRAM REPRESENTS THE BOUNDARIES OF THE UNITS.

C. R. Saunders
REGISTERED SURVEYOR

MARYBOROUGH ST.

Arthur Carkas, Thelma Carkas, Thelma Carkas, Angela Carkas and Bonnie Carkas by their Attorney Jim Carkas or in Powers of Attorney No. MD4042, MD5324, MD5326, MD5327, MD531 and MD5325 respectively who is personally known to me.

Scale: 1:300

Jim Carkas
Applicant

W. J. Henry
Attorney of the Minister of State for the Capital Territory

FORM 3

Real Property (Unit Titles) Ordinance 1970

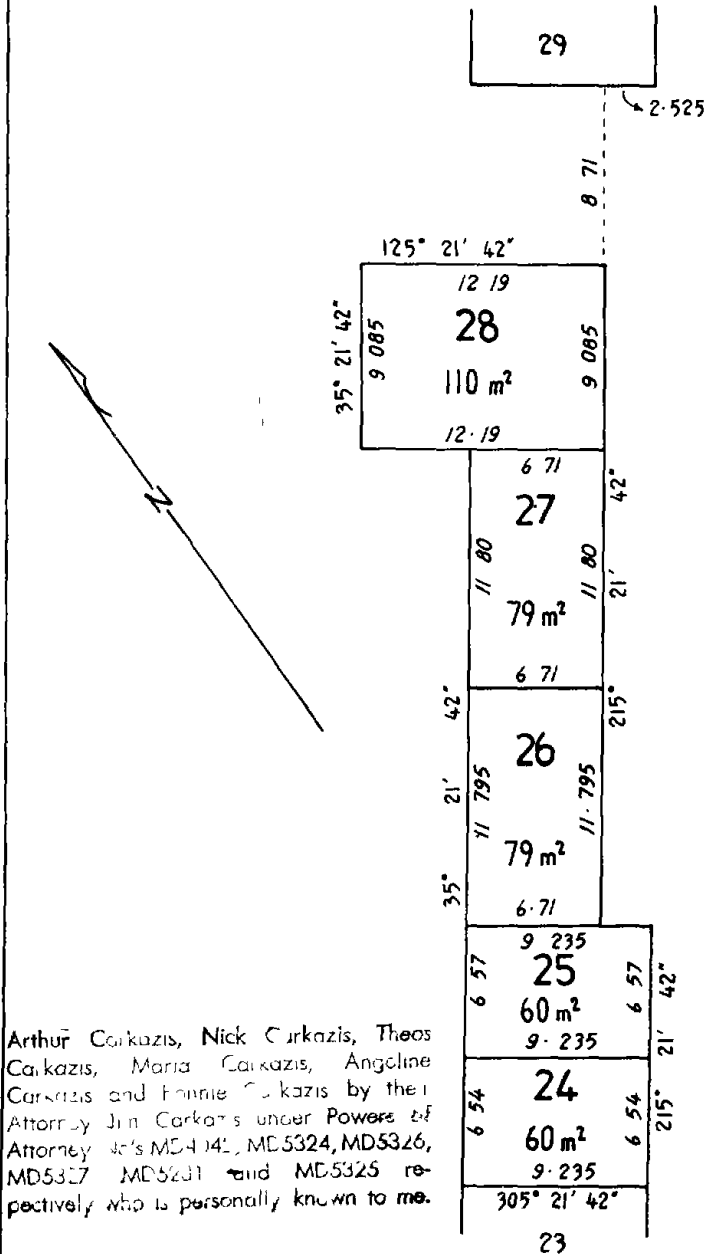
UNITS PLAN No. 138

Block 15, Section 24, Division of FYSHWICK

FLOOR PLAN (1) GROUND

(1) Number of floor

CLASS B UNITS



Arthur Carkazis, Nick Carkazis, Theos Carkazis, Maria Carkazis, Angeline Carkazis and Fannie Carkazis by their Attorney Jim Carkazis under Powers of Attorney No's MD-5324, MD-5326, MD-5327, MD-5328 and MD-5325 respectively who is personally known to me.

I CERTIFY THAT THIS DIAGRAM REPRESENTS THE BOUNDARIES OF THE UNITS

C. R. Samundell
REGISTERED SURVEYOR

Scale: 1 : 300

Jim Carkazis
Applicant

W. J. Henry
Deputy Minister of State for the Capital Territory

FORM 3

Real Property (Unit Titles) Ordinance 1970

UNITS PLAN No. 138

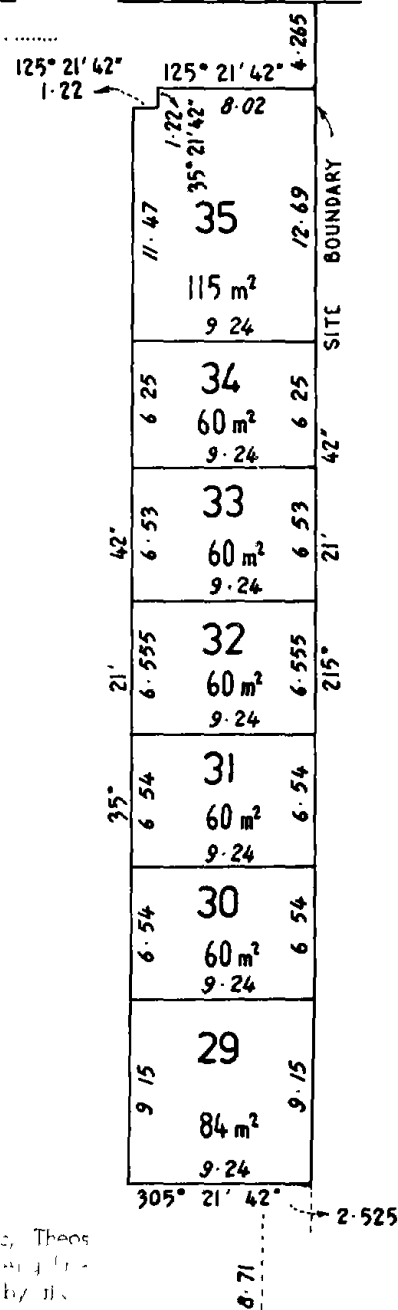
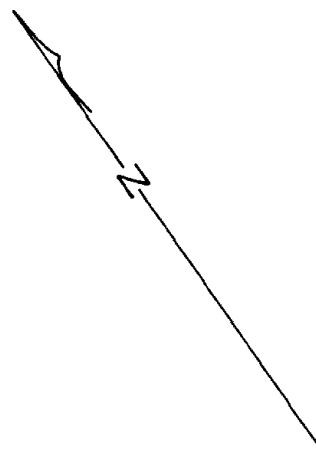
Block.....15....., Section.....24....., Division of.....FYSHWICK

CLASS B UNITS

FLOOR PLAN GROUND

KEMBLA ST.
125° 21' 42"

(1) Number of floor



I CERTIFY THAT THIS DIAGRAM REPRESENTS
THE BOUNDARIES OF THE UNITS

C. R. Samundsett
REGISTERED SURVEYOR

Wick C. King, Theos
Cartez and the other by the
Attorney in Charge of
Port 125° 21' 42", M.L.C. 24 M.L.C. 25
125° 21' 42" and M.L.C. 25
person who is personally known to me.

Scale: 1 : 300

Jms. Carrazz
Applicant

M. J. Henry
Minister of State for the Capital Territory

Real Property (Unit Titles) Ordinance 1970

Sheet No. 11 of 12 Sheets

UNITS PLAN NO. 138

Block 15 Section 24 Division of Fyshwick

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH LEASES OF
UNITS ARE HELD

1. The term of the lease of each of the units expires on the tenth day of May Two thousand and sixty nine;
2. The rent reserved by and payable under the lease of each of the units is Five cents per annum if and when demanded.
3. Each of the Lessees of Units Nos. 1-35 inclusive covenants with the Commonwealth of Australia (hereinafter referred to as "the Commonwealth") in respect of his relevant Unit as follows: -
 - (a) to pay to the Commonwealth or to such person as may be authorised by the Commonwealth for that purpose at Canberra the rent hereinbefore reserved and any other moneys payable under the lease within one month of the date of any demand made by the Commonwealth relating thereto and served on the Lessee;
 - (b) at all times during the term of the lease to maintain repair and keep in repair to the satisfaction of the Minister the Unit;
 - (c) not to make any structural alterations to the Unit without the previous approval in writing by the Commonwealth or the Minister on behalf of the Commonwealth;
 - (d) that the maximum gross floor area of the Unit shall not exceed 343 square metres;
 - (e) to use the Unit for the purpose only of the manufacture processing repairing servicing (including laundering and dry cleaning) storing and hiring of goods the provision of services elsewhere than on the leased land the sale and distribution of goods by wholesale and the sale by retail of goods manufactured processed or assembled on the premises but excluding any use of the Unit which causes injury to or prejudicially effects the amenity of the area by the emission of noise vibration smell fumes ash dust smoke waste water or waste products grit oil or otherwise;
 - (f) if and whenever the Lessee fails to maintain repair and keep in repair the Unit the Commonwealth may by notice in writing to the Lessee specifying the wants of repairs require the Lessee to effect repairs in accordance with the said notice or if the Minister is of the opinion that a building part of a building or other improvement is beyond reasonable repair the Minister may require the Lessee to remove a building or part of a building or other improvement and if after the expiration of one calendar month from the date of receipt of the said notice or such longer time as the Commonwealth may in writing allow the Lessee has not effected the said repairs or removed the said building part of the building or other improvement any person or persons duly authorised by the Commonwealth with such equipment as is necessary may enter the Unit and effect the said repairs or demolish and remove the building part of the building or other improvement and all expenses incurred by the Commonwealth in effecting such repairs or demolition and removal shall be paid by the Lessee to the Commonwealth on demand and from the date of such demand until paid shall for all purposes of this lease be a debt due and payable to the Commonwealth by the Lessee;

- (g) to permit any person or persons authorised by the Commonwealth in that behalf to enter the Unit at all reasonable times and in any reasonable manner and inspect the Unit;
 - (h) to pay to the Commonwealth or any statutory authority his proportion being the proportion the Unit entitlement bears to the aggregate Unit entitlement of all the Units of any amounts payable by the Corporation to the Commonwealth or a statutory authority (but which has not been paid by the Corporation within the required time under the provisions of any law of the Territory applicable to the Unit or Common Property) and without limiting the generality thereof under the provisions of the City Area Leases Ordinance 1936 and the Unit Titles Ordinance 1970.
4. It is mutually covenanted and agreed by the Commonwealth of Australia and each of the Lessees of all the Units as follows: -
- (a) the Lessee may at any time upon payment of all rent and other moneys due to and demanded by the Commonwealth under this lease surrender this lease to the Commonwealth but subject to any law to the contrary the Lessee shall not be entitled to receive any compensation from the Commonwealth in respect of such surrender or in respect of any improvements comprising the Unit;
 - (b) if -
 - (i) the Unit is at any time not used for a period of one year for the purpose for which this lease is granted; or
 - (ii) the Lessee shall commit or suffer a breach of any other covenant contained or implied in this lease and shall have failed to remedy such breach within a period of three months from the date of receipt by the Lessee of a notice in writing from the Commonwealth specifying the nature of the breach

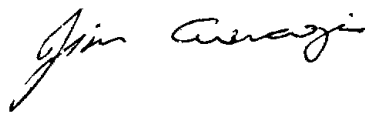
the Commonwealth or the Minister on behalf of the Commonwealth may determine this lease but without prejudice to any claim which the Commonwealth or the Minister on behalf of the Commonwealth may have against the Lessee in respect of any breach of the covenants on the part of the Lessee to be observed or performed;
 - (c) acceptance of rent by the Commonwealth or the Minister or a person authorised by the Minister for that purpose during or after the period referred to in paragraph (b) of this Clause shall not prevent or impede the exercise by the Commonwealth or the Minister on behalf of the Commonwealth of the powers conferred on it by paragraph (b) of this Clause;
 - (d) (1) If the Proprietors Units Plan No. 138 (in this lease referred to as "the Corporation") at least twelve months or if the Minister so allows at any time before the expiry date of the leases and the common property under the Units Plan applies in writing to the Minister for an extension of the terms of all the leases the Minister
 - (i) if at least three months before the expiry date he decides to subdivide the parcel in a manner other than the subdivision effected by the Unit Titles Ordinance or decides that the parcel or a part of the parcel is required for a Commonwealth purpose - shall by notice in writing refuse the application, or
 - (ii) in any other case - shall by instrument in writing authorise the extension of the terms of all those leases for such period as is specified in the instrument being -
 - (a) the same period for all those leases; and
 - (b) a period of not less than five years.

- (2) A notice given under paragraph (d) (1) (i) of this Clause shall be sent or delivered to the Corporation so that it is received by the Corporation at least three months before the expiry date of this lease.
 - (3) An instrument authorising the extension of the terms of the leases shall be sent or delivered to the Corporation as soon as practicable after it has been made.
 - (4) On receipt of an instrument under the last preceding clause the Corporation may lodge it with the Registrar for registration under the Real Property (Unit Titles) Ordinance 1970 and if the instrument is so registered before the expiry date the terms of the leases are extended accordingly.
 - (5) The Lessee under a lease the term of which is extended under this clause shall not be liable to make any payment to the Commonwealth for improvements on the land comprised in the lease.
- (e) any and every right power and or remedy conferred on the Commonwealth hereunder or implied by law may be exercised on behalf of the Commonwealth by the Minister of State of the Commonwealth for the time being administering the City Area Leases Ordinance 1936 as amended or any Statute or Ordinance substituted for that Ordinance or the member of the Executive Council of the Commonwealth for the time being performing the duties of the Minister and includes an authority or person for the time being authorised by the Minister or by law to exercise the powers and functions of the Minister under that Ordinance or any Statute or Ordinance substituted for that Ordinance;
 - (f) any notice requirement demand consent or other communication to be given to or served upon the Lessee under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Minister and delivered to or sent in a prepaid letter addressed to the Lessee at the Unit or at its registered office or at the usual or last-known address of the lessee or affixed in a conspicuous position on the Unit;
 - (g) if the Lessee shall consist of one person the word "Lessee" shall where the context so admits or requires be deemed to include the Lessee and the executors administrators and assigns of the Lessee;
 - (h) if the Lessee shall consist of two or more persons the word "Lessee" shall where the context so admits or requires in the case of a tenancy in common be deemed to include the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and the executors administrators and assigns of the survivor of them;
 - (i) if the Lessee shall be a corporation the word "Lessee" shall where the context so admits or requires be deemed to include such corporation and its successors and assigns.

DATED the *seventh* day of *November* 1977

Applicant


 Delegate of the Minister of State
 for the Capital Territory


 Arthur Carakazis, Nick Carakazis, Theos Carakazis, Maria Carakazis, Angeline Carakazis and Bonnie Carakazis by their Attorney, Jim Carakazis under Powers of Attorney No's MD4042, MD5324, MD5326, MD5327, MD5231 and MD5325 respectively who is personally known to me.

Real Property (Unit Titles) Ordinance 1970

Sheet No. 12 of 12 Sheets

UNITS PLAN NO. 138

Block 15 Section 24 Division of Fyshwick

SCHEDULE OF PROVISIONS COVENANTS AND CONDITIONS SUBJECT TO WHICH LEASE OF
THE COMMON PROPERTY IS HELD

1. The term of the lease expires on the tenth day of May Two thousand and sixty nine.
2. The rent reserved by and payable under the lease is Five cents per annum if and when demanded.
3. Proprietors - Units Plan No. 138 (hereinafter called "the Corporation") covenants with the Commonwealth of Australia (hereinafter called "the Commonwealth") as follows: -
 - (a) to pay to the Commonwealth or to such person as may be authorised by the Commonwealth for that purpose at Canberra the rent hereinbefore reserved within one month of the date of any demand made by the Commonwealth relating thereto and served on the Corporation;
 - (b) at all times during the term of the lease to maintain repair and keep in repair to the satisfaction of the Minister all buildings parts of buildings landscaping and all other improvements on the common property;
 - (c) not to erect any building or make any structural alterations in any building or part of a building or other improvements on the common property without the previous approval in writing by the Commonwealth or the Minister on behalf of the Commonwealth;
 - (d) that the maximum gross floor area of any Unit erected on the parcel shall not exceed 343 square metres;
 - (e) to use the common property for the purpose of performing its duties exercising its powers and performing its functions imposed or conferred on it by the Unit Titles Ordinance and amendments thereunder;
 - (f) if and whenever the Corporation fails to maintain repair of keep in repair any building part of a building landscaping or other improvements on the common property the Commonwealth may by notice in writing to the Corporation specifying the wants of repairs require the Corporation to effect repairs in accordance with the said notice or if the Minister is of the opinion that a building part of a building or other improvement is beyond reasonable repair the Minister may require the Corporation to remove a building part of a building or improvement and if after the expiration of one calendar month from the date of receipt of the said notice or such longer time as the Commonwealth may in writing allow the Corporation has not effected the said repairs or removed the said building part of the building or the improvement any person or persons duly authorised by the Commonwealth with such equipment as is necessary may enter the common property and effect the said repairs or demolish and remove the building part of the building or the improvement and all expenses incurred by the Commonwealth in effecting such repairs or demolition or removal shall be paid by the Corporation to the Commonwealth on demand and from the date of such demand until paid shall for all purposes of this Lease be a debt due and payable to the Commonwealth by the Corporation;

- (g) to permit any person or persons authorised by the Commonwealth in that behalf to enter upon the common property at all reasonable times and in any reasonable manner and inspect the common property and buildings parts of buildings and improvements thereon;
4. It is mutually covenanted and agreed by the Commonwealth of Australia and the Corporation as follows: -
- (a) if the common property is at any time not used for a period of one year for the purpose for which this lease is granted the Commonwealth or the Minister on behalf of the Commonwealth may determine this lease but without prejudice to any claim which the Commonwealth or the Minister on behalf of the Commonwealth may have against the Corporation in respect of any breach of the covenants on the part of the Corporation to be observed or performed;
 - (b) acceptance of rent by the Commonwealth or the Minister or a person authorised by the Minister for that purpose during or after the period referred to in paragraph (a) of this Clause shall not prevent or impede the exercise by the Commonwealth or the Minister on behalf of the Commonwealth of the powers conferred on it by paragraph (a) of this Clause;
 - (c) (1) if the Corporation at least twelve months or if the Minister so allows at any time before the expiry date of the leases and the common property under the Units Plan applies in writing to the Minister for an extension of the terms of all the leases the Minister
 - (i) if at least three months before the expiry date he decides to subdivide the parcel in a manner other than the subdivision effected by the Unit Titles Ordinance or decides that the parcel or a part of the parcel is required for a Commonwealth purpose - shall by notice in writing refuse the application or
 - (ii) in any other case - shall by instrument in writing authorising the extension of the terms of all those leases for such period as is specified in the instrument being -
 - (a) the same period for all those leases; and
 - (b) a period of not less than five years.
 - (2) a notice given under paragraph (c) (1) (i) of this Clause shall be sent or delivered to the Corporation so that it is received by the Corporation at least three months before the expiry date of the lease.
 - (3) an instrument authorising the extension of the terms of the leases shall be sent or delivered to the Corporation as soon as practicable after it has been made.
 - (4) on receipt of an instrument under the last preceding Clause the Corporation may lodge it with the Registrar for registration under the Real Property (Unit Titles) Ordinance 1970 and if the instrument is so registered before the expiry date the terms of the leases are extended accordingly.
 - (5) the Lessee under a lease the term of which is extended under this Clause shall not be liable to make any payment to the Commonwealth for improvements on the land comprised in the lease.

- (d) any and every right power and or remedy conferred on the Commonwealth hereunder or implied by law may be exercised on behalf of the Commonwealth by the Minister of State of the Commonwealth for the time being administering the City Area Leases Ordinance 1936 as amended or any Statute or Ordinance substituted for that Ordinance or the member of the Executive Council of the Commonwealth for the time being performing the duties of the Minister and includes an authority or person for the time being authorised by the Minister or by law to exercise the powers and functions of the Minister under that Ordinance or any Statute or Ordinance substituted for that Ordinance.

DATED the *seventh* day of *November* 1977

Applicant

Jim Carkazis

Arthur Carkazis, Nick Carkazis, Theos Carkazis, Maria Carkazis, Angeline Carkazis and Bonnie Carkazis by their Attorney Jim Carkazis under Powers of Attorney No's MD4042, MD5324, MD5326, MD5327, MD5231 and MD5325 respectively who is personally known to me.

Mr. J. Henry
Delegate of the Minister of State
for the Capital Territory

Registrar of Titles

No. 337467 The Proprietors of Units
Plan No. 138 have changed their
address for service of Documents to care
of Messrs Jones Lang Wootton MLC
Building London Circuit Canberra City

Produced _____ and
entered 17th June 1980 at _____
minutes past _____ o'clock in the
forenoon.

Registrar of Titles

No. 415365 Variation of Purpose Clause
whereby the existing clause 3(e) is
deleted and substituted in lieu thereof
the words: Purposes for which the land
may hereafter be used -
3(e) (i) and the lessees of Units 1 to 3
and 5 to 35 inclusive covenant with the
Commonwealth of Australia to use their
units for the purpose only of the man-
ufacture processing repairing servicing
(including laundering and dry cleaning)
storing and hiring of goods the provision
of services elsewhere than on the leased
land the sale and distribution of goods
by wholesale and the sale by retail of
goods manufactured processed or assembled
on the premises but excluding any use of
the Unit which causes injury to or pre-
judicially effects the amenity of the
area by the emission of noise vibration
smell fumes ash dust smoke waste water
or waste products grit oil or otherwise;
3(e)(ii) and the lessee of Unit 4 covenants
with the Commonwealth of Australia to use
the unit for the purpose only of the
manufacture processing repairing servicing
(including laundering and dry cleaning)
storing and hiring of goods the provision
of services elsewhere than on the leased
land the sale and distribution of goods by
wholesale and the sale by retail of goods
manufactured processed or assembled on the
premises and medical and dental surgeries
but excluding any use of the Unit which
causes injury to or prejudicially effects
the amenity of the area by the emission
of noise vibration smell fumes ash dust
smoke waste water or waste products grit
oil or otherwise.

ENTERED 2 DECEMBER 1982 AT TEN O'CLOCK
IN THE FORENOON

REGISTRAR OF TITLES

No. 602404 The Proprietors of Units
Plan No. 138 have changed their
address for service of Documents to

COLQUHOUN MURPHY 7-9 MOORE STREET
GAS INDUSTRY HOUSE 2ND FLOOR CANBERRA
CITY
Entered 26 FEBRUARY 1982 at TEN o'clock in
the FORENOON



M. A. RYAN Deputy
Registrar of Titles

No. 814822 Pursuant to S. 72A Real Property
Act 1925, the purposes clause is varied in the manner
set out in the within instrument as regard Unit 3
Entered - 5 NOV 1992 at Ten o'clock
in the Forenoon

B. J. MCCARTHY DEPUTY

No. 814823 Pursuant to S. 72A Real Property
Act 1925, the purposes clause is varied in the manner
set out in the within instrument as regard Unit 9
Entered - 5 NOV 1992 at Ten o'clock
in the Forenoon

B. J. MCCARTHY DEPUTY

No. 814824 Pursuant to S. 72A Real Property
Act 1925, the purposes clause is varied in the manner
set out in the within instrument as regard Unit 10
Entered - 5 NOV 1992 at Ten o'clock
in the Forenoon

B. J. MCCARTHY DEPUTY

No. 814825 Pursuant to S. 72A Real Property
Act 1925, the purposes clause is varied in the manner
set out in the within instrument as regard Unit 13
Entered - 5 NOV 1992 at Ten o'clock
in the Forenoon

B. J. MCCARTHY DEPUTY

No. 814826 Pursuant to S. 72A Real Property
Act 1925, the purposes clause is varied in the manner
set out in the within instrument as regard Unit 15
Entered - 5 NOV 1992 at Ten o'clock
in the Forenoon

B. J. MCCARTHY DEPUTY

No. 814827 Upon Production to me of Satisfactory
Evidence the Schedule of Unit Entitlements in the
within Units Plan is hereby amended as set
out in the within instrument.

Entered - 5 NOV 1992 at Ten o'clock
in the Forenoon



B. J. MCCARTHY DEPUTY
Registrar of Titles

No. 845232 The Proprietors of Units
Plan No. 138 have changed their
address for service of Documents to C/-
Baillieu Knight Frank (conburn)
PTD Ltd GPO Box 233 Canberra
ACT 2601

Entered 20 MAY 1993 at ten o'clock in
the fore noon



S. B. J. MITCHELL Deputy
Registrar of Titles

No. 846278 Pursuant to S. 72A Real Property
Act 1925, the purposes clause is varied in the manner
set out in the within instrument. in respect of
Unit 1
Entered 24 MAY 1993 at ten o'clock
in the fore noon



Registrar of Titles

No. 862831 Pursuant to S. 72A Real Property
Act 1925, the purposes clause is varied in the manner
set out in the within instrument. in respect of Unit 1
Entered 8 JUL 1993 at TEN o'clock
in the fore noon



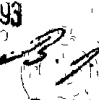
B. J. MCCARTHY Deputy
Registrar of Titles

No. 854085 Pursuant to S. 72A Real Property
Act 1925, the purposes clause is varied in the manner
set out in the within instrument. in respect of Unit 20
Entered 8 JUL 1993 at Ten o'clock
in the fore noon



B. J. MCCARTHY Deputy
Registrar of Titles

No. 856569 Pursuant to S. 72A Real Property
Act 1925, the purposes clause is varied in the manner
set out in the within instrument. in respect of Unit 21
Entered 23 JUL 1993 at Ten o'clock
in the fore noon



B. J. MCCARTHY Deputy
Registrar of Titles

No. 858701 Pursuant to S. 72A Real Property
Act 1925, the purposes clause is varied in the manner
set out in the within instrument. in respect of Unit 2
Entered 5 AUG 1993 at Ten o'clock
in the fore noon



B. J. MCCARTHY Deputy
Registrar of Titles

No. 858702 Pursuant to S. 72A Real Property
Act 1925, the purposes clause is varied in the manner
set out in the within instrument. in respect of Unit 2
Entered 5 AUG 1993 at Ten o'clock
in the fore noon



B. J. MCCARTHY Deputy
Registrar of Titles