

# **MEMORANDUN**

### 63 GARFIELD RD RIVERSTONE 2756



**Riverstone** is a suburb of Sydney in the state of New South Wales, Australia. Riverstone is located 48 kilometres (30 mi) north-west of the Sydney central business district, in the Blacktown local government area and part of the Greater Western Sydney region. Originally settled in 1803 as part of a government stock farm, Riverstone is one of the oldest towns in Australia.

Riverstone is situated between the Richmond Road running from Description Blacktown to Richmond, and the Windsor Road running from Windsor to North Parramatta.

Description:

Upon the land stands a 2-storey commercial building being 1 in Deposited Plan 818108. There are 3 shops downstairs, 4 offices upstairs plus a kitchenette. There are also 8 common parking spaces. Building approximately 366m2 and land is 588.2m2.

#### Rent:

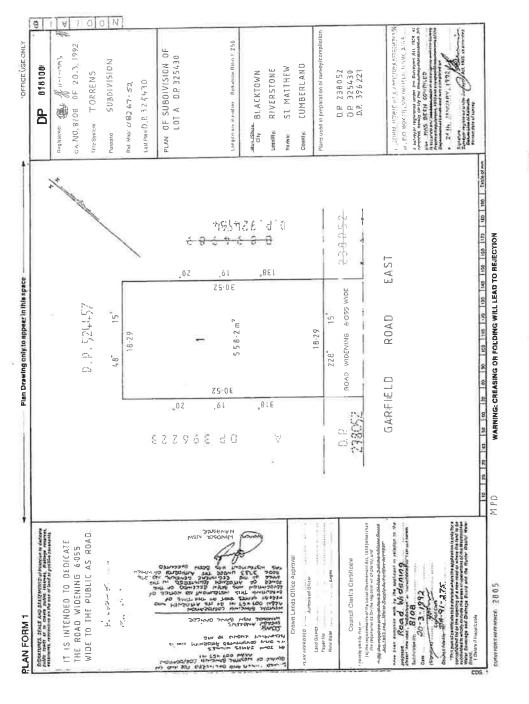
Gross rent is \$164,194.70 and **net rent** \$147,775.23

#### **Key Highlights:**

- Main road exposure
- Future development possible STCA
- Fully lease complex
- Station within walking distance
- Parking onsite

GROSS GST NET	Office 4, 63-65 Garfield Rd Riverstone	Office 3, 63-65 Garfield Rd Riverstone	Office 1/2, 63-65 Garfield Rd Riverstone	Shop 3, 63-65 Garfield Rd. Riverstone	Shop 2, 63-65 Garfield Rd Riverstone	Shop 1, 63-65 Grfield Rd Riverstone	ADDRESS
\$164,194.70 \$16,419.47 \$147,775.23	\$ 13,749.00	\$ 30,000.00	\$ 23,380.00	\$ 26,000.00	\$ 45,065.10	\$ 26,000.00	RENTP/A
	13,749.00 01/06/25-31/05/28	30,000.00 07/04/25-06/04/27	\$ 23,380.00 01/05/25-30/4/30	26,000.00 01/12/24 - 31/08/27	45,065.10 01/09/24-31/08/27	\$ 26,000.00 01/03/25 - 28/02/28	<b>LEASE TERMS</b>
	3 Years	2 Years PLUS 1 year Option	5 Years PLUS 5 year Option	3 Years PLUS 5 year Option	3 Years PLUS 5 year Option	3 Years	LENGTH
	Spa Retreat	Real Estate office	Spa Retreat	Reception Centre	Restaurant	Convenience Store	USE

Enclosed:
Deposited Plan
Lease for Shop1/2/3
Lease Office 1/2/3/4



This negative is a photograph made as a permanent Registrar General this day. 19th January 1993 record of a document in the custody of the

Req:R2766593 /Doc:DP 0818108 P /Rev:30-Mar-1993 /NSW LRS /Pgs:ALL /Prt:16-May-2025 14:50 /Seq:1 of l



# REINSW COMMERCIAL LEASE



This lease is	made in duplicate on	10th	/ January	/ 2025				
at				in the State of New South Wales				
				Landlord				
PARTIES	Between Jense Holdings Pt	y Ltd abn: 28 154 916	015 tress, ABN and email address* (se					
	C/- agent	įvame, add	2855, ADIV allo dittali address (a	30 1010)				
			Suite 101/12 Contunt Ct Non	Agent 2153 Agent				
	whose agent is Response	Real Estate Norwest,	s address, ABN and email address	s* (see note))				
	email: lorraine @responsere.com							
		De Led ADM: 0	2 645 424 792	Tenant				
	and Sree Lakshni Ente	rprises Pty Ltd ABN: 8: /Name.busines	s address, ABN and email address	* (sea note))				
			THE THE PERSON OF THE PERSON O	1,40				
				Guarantor				
	and	/Name, busines	s address, ABN and email address	* (see note))				
			2764					
	* Note: By including your email ac under or because of this agreen	idress, you consent to serv	ice of any documents, including the	nis agreement and any documents required to be served				
	under of decause of dis agreen	les is dy way or arrang						
GST REGIST		170 st.						
	-	✓ Yes No						
	s registered for GST	✓ Yes _ No						
PREMISES		al 4 00 0 - 4-14	Dd Cost Divorctory 2756	(address)				
The Landlord	l leases the premises known a	is Shop 1, 63 Garriero	Rd East, Riversione 2750	(title reference) (Premises)				
				(title reference) (Fremioso)				
including all t	he Landlord's Property							
PERMITTED	USE			(Permitted Use).				
The Premises	s must only be used as groce	ry store		(Fernitted 030).				
RENT		0.0		(excl. GST				
Except as ot	herwise provided the rent is							
per month	with the fir	st instalment equal to	an amount of \$2166.66	commencing on 01 /03 /25 ,				
and payable	in advance by the Tenant on	the 1st		of every month				
to the Landlo Agent notifie	rd or Agent in the form or man is in writing to the Tenant from	nner as directed by the time to time.	e Landlord/Agent on or beto	re the Commencing Date or as the Landlord /				
TERM								
The term of t	his lease is three (3) years			(Termination Date)				
commencing	on 01 /03 /25 (Con	nmencing Date) and e	nding on 28 / 02 / 28	(Terminating Date).				
	EPOSIT/BANK GUARANTE							
The Security	Deposit or Bank Guarantee is	for an amount equal t						
√ \$4332	.32 <b>OR</b>	2 months rent	months'	rent (plus GST)				
and as referr	ed to in clause 36 or	37 (as applicable)						
For a Socurit	y Deposit pursuant to clause	37. the Security Depos	it will be held as follows (ticl	k applicable box):				
In truct fo	r the exclusive benefit of the	I andlord by either the	Landlord's Agent or the Land	dlord's solicitor, or				
	ease specify): Dept of Fair tr		· ·					
	sase specify. Dept of Fail if	ading						
OPTION	no statisticas abolicas	llord offers a resourch	of this lease for a further terr	m of Nil years				
	ause 26 of this lease the Land		או הווס ובמסב זמן ע נחותופן נפוו					
and Nil	months	3.						
	W METHOD AND DATES							
Refer to clau	se 27 of this lease.							

Form: 07L Release: 4-8

#### LEASE

Leave this space clear. Affix additional pages to the top left-hand corner.

New South Wales Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

	me majore		-					
STAMP DUTY Insert Duties Assessment No. as issued by Revenue NSW Office.								
		Duties Assessment No.						
(A)	TORRENS TITL	Property leased						
		Part Folio Identifier 1/818108 being Shop 2, 63 Carfield Road East	.,					
		Riverstone NSW 2765						
		1						
		1						
(B)	LODGED BY	Document Name, Address, Telephone, and Customer Account Number if any	CODE					
		Collection Royer Made Lawyers						
		Box Level 22, Sydney Place, 180 George Street, Sydney NSW 2000						
		2000						
		Email: solon@royermace.com.au						
		Reference: 2400385						
(C)	LESSOR		-					
		JENSE HOLDINGS PTY LIMITED ACN 154 916 075						
		The lessor leases to the lessee the property referred to above.						
(D)		Encumbrances (if applicable):						
(E)	LESSEE	SREE LAKSHMI ENTERPRISES PTY LTD ACN G45 424 782						
		SKEE IMASIMI ENTERPRISHS FIT HID NON 045 424 762						
		TEMANEY						
(F)		TENANCY:						
G)	I. TERM 3	Years						
	2. COMMENC	NG DATE 1 September 2024						
	3 TERMINAT	NG DATE 31 August 2027						
	4. With an Ol	OPTION TO RENEW for a period of 5 years						
	set out in o	ausc 1.4 of Annexure A						
	5. With an Ol	TION TO PURCHASE set out in clause N.A. of N.A.						
	6. Together v	ith and reserving the RIGHTS set out inclause N.A. of N.A.						
		s the provisions or additional material set out in ANNEXURE(S) A hereto.						
		s the provisions set out in N.A.						
	No. N.A.							
		s serout in clause No. 2 of Annexure A						

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

\_lohn Chen Chow Yuen

2309

Moo Ling Yuen

Page 1 of 55

This and the following pages comprise Annexure "A" to the Lease between JENSE HOLDINGS PTY LIMITED ACN 154 916 015 (Lessor) and SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782 (Lessee) and KRISHNA KANTH VEERAGANDHAM and SAI KRISHNA PETTELA (Guarantor)

#### Reference Schedule

Item 1.

Lessor

Name:

JENSE HOLDINGS PTY LIMITED ACN 154 916

Address:

38 Albyn Road, Strathfield NSW 2135

Facsimile:

TBA

Item 2.

Lessee

Email:

Name:

SREE LAKSHMI ENTERPRISES PTY LTD ACN

645 424 782

Not applicable

Address:

21 2-4 STATION STREET HOMEBUSH NSW

2140

Facsimile:

Not applicable

Email:

**TBA** 

Item 3.

Land

63 Garfield Road East, Riverstone NSW 2765

Item 4.

**Premises** 

Shop 2, 63 Garfield Road East, Riverstone NSW 2765

Item 5.

Term

Three (3) years

item 6.

**Commencing Date** 

1 September 2024

Item 7.

\$45,065.16 plus GST \*

item 8.

**Rent Review Dates** 

(a) CPI Adjustment Dates

Each year on the anniversary of the Commencing Date

Item 9.

Agreed Proportion

The proportion that the floor area of the Premises bears to the Net Lettable Area expressed as a percentage to the nearest

second decimal point.

Vilen

Form: 07L Release: 4·8

#### LEASE

Leave this space clear. Affix additional pages to the top left-hand corner.

New South Wales Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

	STAMP DUTY	Insert Duties Assessment No. as issued by Revenue NSW Office.							
		Duties Assessment No.							
(A)	TORRENS TITLE	Property leased							
			Part Folio Identifier 1/818108 being Shop 3, 63 Garfield Road East,						
31		KIVEISCO	Riverstone NSW 2765						
				- 1					
(B)	LODGED BY	Document	Name, Address, Telephone, and Customer Account Number if any	CODE					
		Collection	Royer Mace Lawyers						
		Box	Level 22, Sydney Place, 180 George Street, Sydney NSW	l. I					
			2000						
			Email: solon@royermace.com.au						
			Reference: 2400408						
(C)	LESSOR	JENSE HOT	DINGS PTY LIMITED ACN 154 916 015						
			the lessor leases to the lessee the property referred to above.						
(D)		Encumbrance	s (if applicable):	-					
(E)	LESSEE	SREE LAKS	SHMI ENTERPRISES PTY LTD ACN 645 424 782						
				- 1					
(F)		TENANCY:							
(G)	1. <b>TERM</b> two	(2) years	and nine (9) months						
	2. COMMENCING	DATE 1							
	3. TERMINATING	GDATE 31 August 2027							
		OPTION TO RENEW for a period of 5 years							
	set out in clau								
		an OPTION TO PURCHASE set out in clause N.A. of N.A.							
		with and reserving the <b>RIGHTS</b> set out inclause N.A. of N.A.							
			or additional material set out in ANNEXURE(S) A hereto.						
	_	es the provisions set out in N.A.							
	No. N.A.	is set out in clause No. 2 of Annexure A							
	9. The <b>RENT</b> is s	S Set Out III Clause 190. 2 Of Antiexule A							
			<b>35</b>						

This and the following pages comprise Annexure "A" to the Lease between JENSE HOLDINGS PTY LIMITED ACN 154 916 015 (Lessor) and SREE LAKSHMI ENTERPRISES PTY LTD ACN 645 424 782 (Lessee) and KRISHNA KANTH VEERAGANDHAM and SAI KRISHNA PETTELA (Guarantor)

#### Reference Schedule

Item 1.

Lessor

Name:

JENSE HOLDINGS PTY LIMITED ACN 154 916

015

Address:

38 Albyn Road, Strathfield NSW 2135

Facsimile:

Not applicable

Email:

sean.k.yuen@gmail.com

Item 2.

Lessee

Name:

SREE LAKSHMI ENTERPRISES PTY LTD ACN

645 424 782

Address:

Unit 21, 2-4 Station Street, Homebush NSW

2140

Facsimile:

Not applicable

Email:

**TBA** 

Item 3.

Land

63 Garfield Road East, Riverstone NSW 2765

Item 4.

**Premises** 

Shop 3, 63 Garfield Road East, Riverstone NSW 2765

Item 5.

Term

Two (2) years and nine (9) months

Item 6.

**Commencing Date** 

1 December 2024

Item 7.

Rent

\$26,000.00 exclusive of GST

Item 8.

**Rent Review Dates** 

(a) CPI Adjustment Dates

Each year on the anniversary of the Commencing Date

Item 9.

Agreed Proportion

The proportion that the floor area of the Premises bears to the Net Lettable Area expressed as a percentage to the nearest second decimal point.

07L Form: Release: 4.8

#### LEASE

Leave this space clear. Affix additional pages to the top left-hand corner.

**New South Wales** Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

	STAMP DUTY	Insert Duties Assessment No. as issued by Revenue NSW Office.  Duties Assessment No.				
(A)	TORRENS TITLE	Property leased  Part Folio Identifier 1/818108 being Unit 1 and 2, 63 Garfield Road East, Riverstone NSW 2765				
(B)	LODGED BY	Document Collection Box	Name, Address, Telephone, and Customer Account Number if any Royer Mace Lawyers Level 22, Sydney Place, 180 George Street, Sydney NSW 2000	CODE		
			Email: solon@royermace.com.au  Reference: 2500557			
(C)	LESSOR	JENSE HOL	LDINGS PTY LIMITED ACN 154 916 015			
			ses to the lessee the property referred to above.			
(D)	LESSEE	Encumbrance:	s (if applicable):			
~_/	LESSEE	LUX REMEDIAL MASSAGE PTY LTD ACN 670 975 014				
(F)		TENANCY:				
(G)	) 1. <b>TERM</b> Five (5) years					

- - 2. COMMENCING DATE 1 May 2025
  - 30 April 2030 3. TERMINATING DATE
  - 4. With an OPTION TO RENEW for a period of 5 years

set out in clause 1.4

of Annexure A

5. With an OPTION TO PURCHASE set out in clause N.A.

of N.A.

6. Together with and reserving the RIGHTS set out inclause N.A.

of N.A.

7. Incorporates the provisions or additional material set out in ANNEXURE(S) A

hereto.

8. Incorporates the provisions set out in N.A.

No. N.A.

9. The RENT is set out in clause No. 2

of Annexure A







This and the following pages comprise Annexure "A" to the Lease between JENSE HOLDINGS PTY LIMITED ACN 154 916 015 (Lessor) and LUX REMEDIAL MASSAGE PTY LTD ACN 670 975 014 (Lessee) and CRAIG ANTHONY BRINGOLF and BUHNGA BRINGOLF (Guarantor)

#### Reference Schedule

Item 1. Lessor

Name: JENSE HOLDINGS PTY LIMITED

ACN 154 916 015

Address: 38 Albyn Road, Strathfield NSW 2135

Facsimile: Not applicable

Email: sean.k.yuen@gmail.com

Item 2. Lessee

Name: LUX REMEDIAL MASSAGE PTY LTD

ACN 670 975 014

Address: C/- Countax Pty Ltd - 313A, 20 Lexington Drive

Bella Vista NSW 2153

Facsimile: Not applicable

Email: docxspect@outlook.com

Item 3. Land

63 Garfield Road East, Riverstone NSW 2765

Item 4. Premises

Unit 1 & 2, 63 Garfield Road East, Riverstone NSW 2765

Item 5. Term

Five (5) years

Item 6. Commencing Date

1 May 2025

Item 7. Rent

\$28,380.00 inclusive of GST

Item 8. Rent Review Dates

(a) Fixed Increase

Each year on the anniversary of the Commencing Date

Item 9. Agreed Proportion

The proportion that the floor area of the Premises bears to the Net Lettable Area expressed as a percentage to the nearest

second decimal point.







### REINSW REALESTATERSTRIUTE

# COMMERCIAL LEASE



Note: Suitable for small office buildings, industrial premises and shop premises which are not the subject of the Retail Leases Act 1994 (NSW) where the term of the lease (including the period of any option) does not exceed 3 years. / 2025 / March This lease is made in duplicate on 17 in the State of New South Wales. at Norwest Landlord **PARTIES** Between Jense Holdings Pty Ltd ACN: 154916015 (Name, address, ABN and email address\* (see note)) C/- Agent Agent whose agent is Response Real Estate Norwest (Name, business address, ABN and email address\* (see note)) 101/12 Century Ct Norwest 2153 email:lorraine@ Tenant Thandi Associates Pty Ltd ABN 22646637934 T/AS Blossum Properties Sales & Leasing and (Name, business address, ABN and email address\* (see note)) 8 Suters Ave Marsden Park 2756 Guarantor Garry Thandi of 8 Suters Ave Marsden Park 2756 and (Name, business address, ABN and email address\* (see note)) \* Note: By including your email address, you consent to service of any documents, including this agreement and any documents required to be served under or because of this agreement, by way of email. **GST REGISTRATION** Yes No The Landlord is registered for GST Yes No The Tenant is registered for GST **PREMISES** (address) The Landlord leases the premises known as Office 3, 63-65 Garfield Road East, Riverstone NSW 2765 (title reference) (Premises) including all the Landlord's Property. **PERMITTED USE** (Permitted Use). The Premises must only be used as Real Estate Office RENT (excl. GST) Except as otherwise provided the rent is \$2500.00 including gst commencing on 07 / 04 / 25 with the first instalment equal to an amount of \$2500 and payable in advance by the Tenant on the 7th day of every month to the Landlord or Agent in the form or manner as directed by the Landlord / Agent on or before the Commencing Date or as the Landlord / Agent notifies in writing to the Tenant from time to time. The term of this lease is Two (2) years (Terminating Date). (Commencing Date) and ending on 06 /04 /27 commencing on 07 / 04 / 25 SECURITY DEPOSIT/BANK GUARANTEE (tick applicable box) The Security Deposit or Bank Guarantee is for an amount equal to: months' rent (plus GST) OR \$7500.00 37 (as applicable) 36 or and as referred to in clause For a Security Deposit pursuant to clause 37, the Security Deposit will be held as follows (tick applicable box): In trust for the exclusive benefit of the Landlord by either the Landlord's Agent or the Landlord's solicitor, or √ Other (please specify): Dept of Fair Trading years Subject to clause 26 of this lease the Landlord offers a renewal of this lease for a further term of One (1) months. RENT REVIEW METHOD AND DATES Refer to clause 27 of this lease.



# REINSW COMMERCIAL LEASE



where the te	erm of the lease (including the	period of any option) doe	es not exceed 3 years.	the subject of the Retail Leases Act 1994 (NS)
This lease is	made in duplicate on 01		/ 05	/ 2025
at Norwes	st			in the State of New South Wal
PARTIES	Patwoon Janes Haldiage Dr	u i td		Landlor
Attico	Between Jense Holdings Pt	(Name, addre	ss. ABN and email address* (se	e note))
	c/- Agent			
	whose agent is Response	Real Estate Norwest		Age
		(Name, business a	ddress, ABN and amail address	* (see note))
	Suite 101/12 Century Ct	Norwest 2153 email: lorr	ame@responsere.com Fr	n: 9852 0999 mob: 0407921307
	and Lux Remedial Massage	Pty Ltd		Tena
	4/C2 Confold Dd Dir	(Name, business a verstone email:craigbring	ddress, ABN and email address	* (see note))
	unit 4/63 Garileid Ru Riv	reistone email.craigomig	UNIGHT C.COM	5
	and		C ADM and anal address	Guaranto
		(Name, business a	ddress, ABN and email address	(See Hote))
	* Note: By including your email ad	dress, you consent to service	of any documents, including th	is agreement and any documents required to be served
	under or because of this agreen	ient, by way of email.		
GST REGIST			-84°	
	•	✓ Yes _ No		
The Tenant i	is registered for GST	√ Yes No		
PREMISES	d leases the premises known a			(addres
PERMITTED The Premises	USE s must only be used as Hairde	essing and office use		(Permitted Us
RENT				
Except as of	herwise provided the rent is \$	1145.80		excl. GS
per month	with the first	st instalment equal to an	amount of \$1145,80	commencing on 01 /06 /25
and payable	in advance by the Tenant on t	he 1st		of every month
to the Landlo Agent notifie	ord or Agent in the form or man es in writing to the Tenant from	ner as directed by the La time to time.	andlord/Agent on or befor	re the Commencing Date or as the Landlord/
TERM				
The term of t	this lease is Three (3) years		/ /	(Terminating Date)
-		mencing Date) and endi	ing on 31 /05 /28	(Terrimating Date)
	EPOSIT/BANK GUARANTEE			
	Deposit or Bank Guarantee is	for an amount equal to:	months' r	cont /plus GST)
<b>√</b> \$3437	40 <b>OR</b>		monuisi	rent (plus GST)
		37 (as applicable)		
For a Security	y Deposit pursuant to clause 3	17, the Security Deposit v	vill be held as follows (tick	: applicable box);
in trust fo	r the exclusive benefit of the l	andlord by either the La	ndlord's Agent or the Lanc	flord's solicitor, or
✓ Other (ple)	ease specify): Dept of Fair Tra	ading		
OPTION				
Subject to cla	ause 26 of this lease the Land	lord offers a renewal of t	his lease for a further tern	n of nil years
and i nil	months			
	W METHOD AND DATES			
Refer to claus	se 27 of this lease.			