

Tanunda Property Trust

109 Grange Road
ALLENBY GARDENS SA 5009
Telephone: 8340 1299
Email: accounts@bfconstructions.com.au

11/07/2016

Red Sushi Bar – Shop 2
Johnny Gong
46 Murray Street
TANUNDA SA 5352

Dear Johnny

Please find enclosed 2 x "Extension of Lease" documents.

Would you be so kind as to sign both and then ask a person to witness your signature?

Would you then please return the "Landlord" copy to me?

Also enclosed is your August invoice with the increase of rent and also your half share of the lease extension.

Let me know any queries.

Many thanks Johnny.

Heather

Encl



**Commercial Lease
Specialists**

27 June 2016

Anthony Farina
Fua Pty Ltd
1/11-13 Indama Street
REGENCY PARK SA 5010

**Re: Lease over Property at
2/46 Murray Street, Tanunda - Gong**

Dear Anthony

Our records show that the original term of the above Lease expires on **21 August 2016** and that the Lessee has a **Right of Renewal** for a further period of **Two Years**.

Should an Extension of Lease not be prepared and signed, your existing lease may revert to a monthly tenancy for 6 months, and then potentially to a 5 year lease. Your tenant then has the option of giving you one months notice at any time to vacate the premises whether you like it or not.

In order to avoid this uncertainty you should now take the following steps if you have not already done so.

- 1) Obtain from the Lessee a letter stating his/her intention to exercise their right of renewal.
- 2) Determine the rental for the next year.
- 3) Advise this office of the details so that we can commence the preparation of the necessary Extension of Lease documentation.

To help you to do that, we have enclosed an Extension of Lease Instruction Sheet. Please complete the Instruction Sheet, have both the Lessee and yourself sign it and return it to this office so that we may begin the preparation of the documents for you.

We hope that this is of some assistance and should you have any queries whatsoever, please do not hesitate to contact this office.

Yours faithfully
THE LEASE BUREAU


RENEE PAVIC

NB Should you have a Property Agent that manages this property for you, please forward this letter directly to them so that they can take the appropriate action.

Legally Binding Documents

Reasonable Fixed Fees

Documents in 48 hours

Free Advisory Service

Rent Review Reminders

Extensions & Transfers

66 THE PARADE

NORWOOD SA 5067

08 83624444

admin@theleasebureau.com.au



**Commercial Lease
Specialists**

7 July 2016

Anthony Farina
Fua Pty Ltd
1/11-13 Indama Street
REGENCY PARK SA 5010

**Re: Extension of Lease over Property at
2/46 Murray Street, Tanunda**

Dear Anthony

Thank you for your recent instructions to prepare the Extension of Lease for the above property. We have now prepared the Extension of Lease documents and enclose them for you to peruse. Please check them and then arrange for all parties to sign where indicated.

Lease documents are now exempt from Stamp Duty and therefore there is no need for the documents to be returned to this office. Accordingly once both copies are fully signed and dated you should forward their copy to the Lessor and the Lessee (Tenant) for their safe keeping.

Also attached is an account for our professional fees along with a 'costs recovery statement' that you should forward to the Lessee. Please note that our account must be paid within 14 days (irrespective of the progress of the Lease).

The 'costs recovery statement' is provided as a service to assist the Lessor in claiming a share of the costs from the Lessee (in accordance with the Retail and Commercial Leases Act).

Once again, thank you for the Instructions and should you have any queries please do not hesitate to contact this office.

Yours faithfully
THE LEASE BUREAU



RENEE PAVIC

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EXTENSION OF LEASE INSTRUCTION SHEET

Instructions to:



Commercial Lease
Specialists

FROM

FUA Pty LTD

PROPERTY DESCRIPTION

Street Address

Shop 2
46 Murray Street, Tanunda

Certificate of Title

Volume S496 Folio 572

If Portion – Specify which portion

EXISTING LEASE DETAILS

Lease Registered Number

21/08/2015

Lease Dated

Is a Copy of the Lease Attached

☒ Yes / ☐ No

THE LESSOR (Full Name/s)

(Landlord)

Mail Address

Registered Office

Contact Person

Phone Number

Email Address

FUA Pty LTD
ACN (if a Company) 143141879
No 1, 11 Indaver Street
Regency Park SA 5010
N/A

Heather Tutty / Anthony Farver
836 83401299
accounts@bfconstructions.com.au

THE LESSEE (Full Name/s)

(Tenant)

Mail Address

Registered Office

Contact Person

Phone Number

Email Address

Jing Gong
ACN (if a Company) _____
2/46 Murray Street
Tanunda SA 5352

Jonny Gong
0432 122198
N/A

Please return completed form to **The Lease Bureau 66 The Parade Norwood SA 5066**

Phone 83624444

Email admin@theleasebureau.com.au Fax 08 83620511

TERM OF EXTENSION

Period of Extended Term _____

Commencement Date _____

RENT

Rent for 1st Year of Extended Term

RENT

GST

TOTAL

+ Outgoings

Calendar Monthly Rent Amount

\$14179.08
3856.44
\$1181.59
321.37

\$

\$

\$

\$

VARIATIONS TO LEASE

Details to be included

In Extension

\$1502.96 150.30 \$1653.26 per month

NOTES

Notes and Information

Not to be included

In Documentation

Please prepare an Extension of Lease in accordance with the above and forward the documentation to the undersigned for execution. We agree to execute the documents without delay and also confirm our understanding that the Lessee will be required to reimburse the Lessor for one half of the preparation costs.

DATE: 05 / 07 / 2016

DATE: _____ / _____ / _____

For LESSOR

For LESSEE

Please return completed form to **The Lease Bureau 66 The Parade Norwood SA 5066**

Phone 83624444

Email admin@theleasebureau.com.au

Fax 08 83620511

MEMORANDUM OF LEASE

Form L1

The Schedule

Certificate(s) of Title Being Leased

Portion of the Land comprised in Certificate of Title Register Book
Volume 5496 Folio 572

Estate and Interest

In Fee Simple

Encumbrances

Lessor

FUA PTY LTD

ACN 143 141 879
109 Grange Road
ALLENBY GARDENS SA 5009
(as trustee for Tanunda Property Trust)

Lessee

JING GONG

C/- 2/46 Murray Street
TANUNDA SA 5352

Term

One (1) Year/s commencing on 21 August 2015
and expiring on 20 August 2016

together with any right(s) of renewal contained herein

Rent and Manner of Payment

For an initial annual Rental of
SEVENTEEN THOUSAND FIVE HUNDRED AND SEVENTY SEVEN DOLLARS
AND SEVENTY TWO CENTS
(\$17,577.72) Plus GST (if applicable)
payable in successive calendar monthly instalments in advance of
ONE THOUSAND FOUR HUNDRED AND SIXTY FOUR DOLLARS
AND EIGHTY ONE CENTS
(\$1,464.81) Plus GST (if applicable)
commencing on 21 August 2015