



**Commercial Lease
Specialists**

Legally Binding Documents

Reasonable Fixed Fees

Documents in 48 hours

Free Advisory Service

Rent Review Reminders

Extensions & Transfers

LESSOR'S COPY

(Landlord)

**ORIGINAL EXTENSION OF
LEASE OVER PROPERTY AT :**

**2/46 Murray Street,
Tanunda**

Questions or queries should be addressed to:

THE LEASE BUREAU
66 The Parade, Norwood SA 5067
Fax: 8362 0511 **Telephone: 8362 4444**
www.theleasebureau.com.au

The Commercial Lease Specialists

MEMORANDUM OF EXTENSION OF LEASE

Form E2

The Schedule

Lease being Extended

Lease dated 21 August 2015 between the Lessor and the Lessee

the "Lease"

Certificate(s) of Title over which Lease is Registered

Certificate of Title Register Book Volume 5496 Folio 572

the "Land"

Lessor (Full Name and Address)

FUA PTY LTD

ACN 143 141 879

109 Grange Road

ALLENBY GARDENS SA 5009

(ATF Tanunda Property Trust)

Consideration

Mutual Agreement

Lessee (Full Name and Address)

JING GONG

C/- 2/46 Murray Street

TANUNDA SA 5352

Term of Extension

The Term of the above Memorandum of Lease shall be extended for a period of

Two (2) years

Commencing on 21 August 2016 and Expiring on 20 August 2018

Upon the same terms and conditions as are expressed or implied in the above Lease except with the following variations:-

Consents

Not Applicable

Variations (Continued)

The Schedule (continued)

Street Address of the Premises

2/46 Murray Street TANUNDA

The Lessor being registered or entitled to be registered as the proprietor of an estate in fee simple in the Land subject to the Lease made between the Lessor and the Lessee for the CONSIDERATION set out herein EXTENDS the term of the Lease for the period set out herein.

The Lessee hereby accepts the Lease for the extended term and covenants to perform and observe the covenants provisos and stipulations expressed or implied in the Lease as fully as if the same covenants provisos and stipulations had been repeated herein in full EXCEPT with the following variations:

Variations

1.
The Rent for the first year of the extended term shall be an amount of
EIGHTEEN THOUSAND AND THIRTY FIVE DOLLARS AND FIFTY TWO CENTS
(\$18,035.52) (Plus GST if applicable)
Payable in successive calendar monthly instalments in advance of
ONE THOUSAND FIVE HUNDRED AND TWO DOLLARS AND NINETY SIX CENTS
(\$1,502.96) (Plus GST if applicable)
commencing on 21 August 2016

Attachments / Annexures

None

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Dated this

day of

20

Execution

Lessor

Executed by
FUA PTY LTD
ACN 143 141 879
in accordance with its constitution



Director_____
SecretaryLessee_____
JING GONG

Signed in my presence by the LESSEE who is either personally known to me
or has satisfied me as to his or her identity. A penalty of \$2000.00 or 6
months imprisonment applies for improper witnessing

Signature of WITNESS  _____Print full name of WITNESS JULIE TOTTHAddress of WITNESS 2/7 GAWLER ST, NURIOOTPA SA 5355Daytime phone number 08) 8562 4650

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

MEMORANDUM OF EXTENSION LEASE

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

Prefix EL
Series No

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

Solicitor/Registered Conveyancer

AGENT CODE

Lodged by: The Lease Bureau
66 The Parade
NORWOOD SA 5067
8362 4444

TCLS

Correction to:

TCLS

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1.....
- 2.....
- 3.....
- 4.....

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

- 1.....
- 2.....
- 3.....

DELIVERY INSTRUCTIONS (Agent to complete)

PLEASE DELIVER THE UNDERMENTIONED ITEM(S) TO THE
UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

CORRECTION	PASSED
REGISTERED	
REGISTRAR GENERAL	