



**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 MEMORANDUM OF
LEASE OVER PROPERTY AT:-**

**5/46 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 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
1/11-13 Indama Street
REGENCY PARK SA 5010
(ATF Tanunda Property Trust)

Lessee

GIUSEPPINA TANIA MOLLET

PO Box 8
SHEA-OAK LOG SA 5371

Term

Three (3) Year/s commencing on 1 July 2016
and expiring on 30 June 2019

together with any right(s) of renewal contained herein

Rent and Manner of Payment

For an initial annual Rental of
TWENTY FIVE THOUSAND AND NINETY DOLLARS AND NINETY TWO CENTS
(\$25,090.92) Plus GST (if applicable)
payable in successive calendar monthly instalments in advance of
TWO THOUSAND AND NINETY DOLLARS AND NINETY ONE CENTS
(\$2,090.91) Plus GST (if applicable)
commencing on 12 August 2016

The Lessor leases to the Lessee the Land ABOVE / HEREINAFTER described and the Lessee accepts this Lease of the land for the term and at the rent stipulated, subject to the covenants and conditions expressed HEREIN / IN MEMORANDUM NO and to the powers and covenants implied by the Real Property Act, 1886 (except to the extent that the same are modified or negated below)

Define the Land being Leased Incorporating the Required Easement(s) etc. Where Appropriate

Consents of Mortgagees and Sec 32 Development Act 1993 Certification

This Lease does not contravene Section 32 of the Development Act 1993 as amended.

It is covenanted by and between the Lessor and the Lessee as follows:

The Premises being Leased

The area marked in the Plan attached

Street Address of the Premises

5/46 Murray Street, TANUNDA

Right/s and Period/s of Renewal

One period of Five (5) years followed by One further period of Four (4) years

Rent Review Dates and Methods

1/7/17	3% Fixed Increase
1/7/18	3% Fixed Increase
1/7/19	3% Fixed Increase
1/7/20	3% Fixed Increase
1/7/21	3% Fixed Increase
1/7/22	3% Fixed Increase
1/7/23	3% Fixed Increase
1/7/24	3% Fixed Increase
1/7/25	3% Fixed Increase
1/7/26	3% Fixed Increase
1/7/27	3% Fixed Increase

Permitted Use

Cafe

Outgoings Payable by Lessee and Proportion

Not Applicable

Lessee's Insurances

Plate Glass Insurance (including Burglary damage)
Content's Insurance

Public Risk Amount

Twenty Million Dollars (\$20,000,000.00)

Security Bond

\$1,930.04

Guarantors

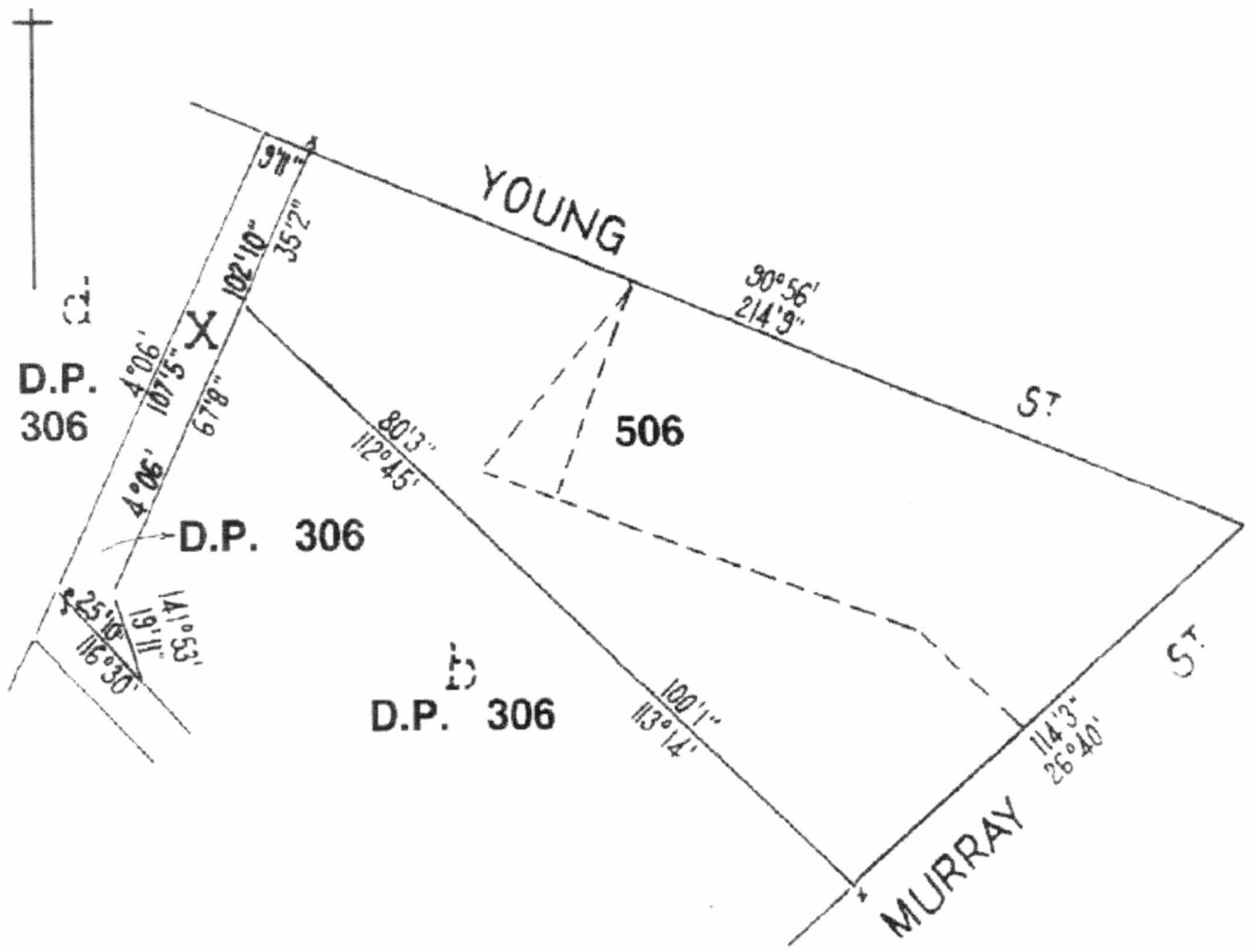
Not Applicable

Attachments / Annexures

Plan of Leased Area

Special Conditions

1.
The Cool Room and the Freezer Room are the property of the Lessor



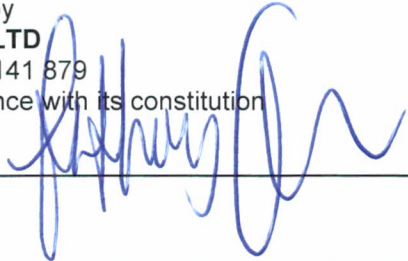
Dated this

day of

20

Execution
Lessor

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



Director

Secretary

Lessee



GIUSEPPINA TANIA MOLLET

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 Keith Mollet

Print full name of WITNESS Keith Mollet

Address of WITNESS 1 Linde Street Shee-Oak Log SA 5371

Daytime phone number 0413 733098

**The Lessee acknowledges having received a copy of The Lease Bureau
Standard Terms and Conditions**

Prefix L
Series No

MEMORANDUM OF LEASE

FORM APPROVED BY THE REGISTRAR-GENERAL

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

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

Solicitor/Registered Conveyancer

AGENT CODE
TCLS

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

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	