



LAND TITLES
OFFICE OF REGULATORY SERVICES
Department of Justice and Community Safety



UNDERLEASE

Form 083 - UL

Land Titles Act 1925

DEPARTMENT OF
JUSTICE & COMMUNITY SAFETY

LODGING PARTY DETAILS

Name	Postal Address	Contact Telephone Number

TITLE AND LAND DETAILS

Volume & Folio	District/Division	Section	Block	Unit
1547:57	BRADDON	19	16	127

REGISTERED SUBLEASE NUMBER (Associated Dealing Number)

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FULL NAME OF LESSOR - OWNER (Surname Last)
(ACN required for all companies)

FULL POSTAL ADDRESS OF LESSOR

ZHI LIANG WENG, HUA FANG MALCOMESS and ROY
CARMICHAEL MALCOMESS

PO BOX 1054 Belconnen ACT 2616

FULL NAME OF LESSEE - TENANT (Surname Last)
(ACN required for all companies)

FULL POSTAL ADDRESS OF LESSEE

TEDDER GROUP PTY LTD (ACN 600 849 054)

Corver & Co Pty Ltd Unit 6 20 Challis Street Dickson ACT

TENANCY OF LESSEE (Only complete if more than one Lessee)

Joint Tenants / Tenants in Common (in the following shares) -

AREA BEING LEASED

<input type="checkbox"/> Whole of the Land	OR	Area/Shop/Tenancy UNIT 127 on Units Plan 1704
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UNDERLEASE COMMENCEMENT DATE

UNDERLEASE TERMINATION DATE

1 December 2014

30 November 2019

CONDITIONS (Tick whichever is applicable – At least one box will apply)	
The covenants implied at sections 119 and 120 of the <i>Land Titles Act 1925</i> are hereby negated.	<input type="checkbox"/>
The provisions set forth in the registered Memorandum of Provisions (MOP) are deemed to be incorporated herein / as modified by annexure as attached. Please provide registered MOP number below.	<input type="checkbox"/>
The covenants and conditions set out in the annexure attached are deemed to be incorporated	<input type="checkbox"/>
Provide registered MOP number	<input type="checkbox"/>

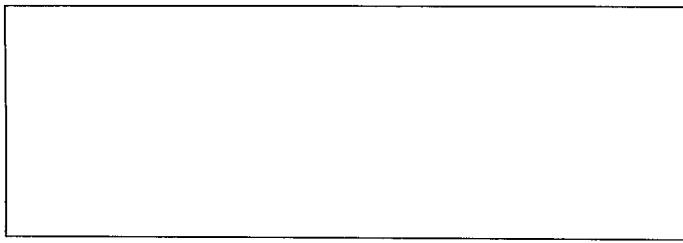
CONSENTING PARTY – SUPPORTING DOCUMENTATION (Use one form for each party required to consent)
<input type="checkbox"/> Please complete and attach – Form 042 – C – Consent

LESSOR/S – OWNER/S EXECUTION	
Print full name of Lessor ZHI LIANG WENG, HUA FANG MALCOMESS and ROY CARMICHAEL MALCOMESS Signature or common seal of Lessor Dated -	Print full name and address of witness Signature of witness Dated -

LESSEE/S – TENANT/S EXECUTION	
Print full name of Lessee Executed by TEDDER GROUP PTY LTD (ACN 600 849 054) in accordance With Section 127(1) of the Corporations Act 2001 (Cth) by Authority of its directors Signature of Lessee Dated -	Print full name and address of witness Signature of witness Dated -

OFFICE USE ONLY			
Lodged by		Certificate of title lodged	
Data entered by		Certificates attached to title	
Registered by		Attachments / Annexures	
Registration date		Production number	

ACT REVENUE – STAMP DUTY NOTATION
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THIS IS THE ANNEXURE TO THE LEASE BETWEEN

**Hua Qing Zhu, Zhi Liang Weng, Hua Fang Malcomess and Roy Carmichael
Malcomess as the Owners & Tedder Group Pty Ltd as the Tenant**

REFERENCE SCHEDULE

Item 1	Land Block 16 Section 19 Braddon Unit 127 Units Plan 1704
Item 2	Lessor Zhi Liang Weng, Hua Fang Malcomess and Roy Carmichael Malcomess
Item 3	Tenant Tedder Group Pty Ltd
Item 4	Form of Tenancy
Item 5	Area Being Leased Unit 127 Units Plan 1704
Item 6	Commencement Date 1 December 2014
Item 7	Termination Date 30 November 2019
Item 8	Period of First Renewal 5 years

Item 9	Period of Later Renewals 5 years
Item 10	Rent \$66,364.67 per annum Exclusive of GST Rent Day 1 st of each month in advance
Item 11	Recoverable Outgoings Increases in Land Tax, General Rates and Water and Sewerage rates and Owners Corporation levies from 1/12/2014
Item 12	Tenant's Proportion of Lessor's Outgoings 100%
Item 13	Base Year for Calculating Increases 2014
Item 14	Bank Bond 3 Months
Item 15	Cash Bond Nil
Item 16	Rent Review Dates and Methods Fixed percentage 01/12/15 3 % increase 01/12/16 3/% increase 01/12/17 3% increase 01/12/18 CPI increase 01/12/19 Market increase if option exercised 01/12/20 3% increase 01/12/21 3% increase 01/12/22 3% increase if option exercised

01/12/23 3% increase if option exercised
01/ 12/24 Market increase if option exercised
01/12/25 3% increase
01/12/26 3% increase
01/12/27 3% increase
01/12/28 3% increase
01/12/29 3% increase

CPI

01/12/18 CPI increase

Market Review Dates

01/12/19 Market increase if option exercised
01/ 12/24 Market increase if option exercised

Item 17

Guarantor

Michael John Conway

Item 18

Purpose

As per Crown Lease

Item 19

Representations by Tenant

See Disclosure Statement

Item 20

Representations by Lessor

See Disclosure Statement

Item 21

Tenant's Trading Hours

Item 22

Controlled Heavy Articles

Item 23

Amount of Public Risk Insurance
\$20 Million

Amount of Plate Glass Insurance
Full insurable amount

Amount of Tenant Liability Insurance
Full insurable amount

Item 24

Prior Interests Requiring Consent
Bank of Western Australia Limited

Item 25

Outgoings

Increases in general rates, water and sewerage rates,
land tax and Owners Corporation levies