

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

EXTENSION OF LEASE

FORM APPROVED BY THE REGISTRAR-GENERAL

PRIORITY NOTICE ID	
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SERIES NO	PREFIX
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AGENT CODE

LODGED BY: **MEOL61**

Mellor Olsson Lawyers
Level 6, 89 Pirie Street
ADELAIDE SA 5000

CORRECTION TO: Mellor Olsson Lawyers

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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CORRECTION	PASSED
REGISTERED	
REGISTRAR-GENERAL	

EXTENSION OF LEASE

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes. It may also be used for other authorised purposes in accordance with Government legislation and policy requirements.

LEASE BEING EXTENDED

Memorandum of Lease dated 16 July 2007

LAND DESCRIPTION

Portion of the land comprised in Certificate of Title Volume 6014 Folio 687 being more particularly the area marked Allotment 85 in DP 71329

LESSEE (Full name and address)

GRIFFIN PRESS PRINTING PTY LTD ACN 086 158 894 of 168 Cross Keys Road Salisbury South SA 5106

LESSOR (Full name and address)

PARAFIELD PROPERTY HOLDINGS PTY LTD ACN 067 520 450 of PO Box 414 Edwardstown SA 5039

CONSIDERATION (Words and figures)

By mutual consent and for no monetary consideration

TERM

FOR THE CONSIDERATION THE TERM OF THE LEASE SHALL BE EXTENDED:

COMMENCING ON 1 JANUARY 2025

AND

EXPIRING ON 31 DECEMBER 2027

UPON THE SAME TERMS AND CONDITIONS AS ARE EXPRESSED OR IMPLIED IN THE LEASE EXCEPT WITH THE VARIATIONS LISTED HEREIN.

VARIATIONS

1. Rental

The annual rental for the extended term shall be **ONE MILLION THREE HUNDRED AND NINETY THREE THOUSAND FIVE HUNDRED AND NINETY DOLLARS (\$1,393,590.00)** plus GST payable in advance by equal successive calendar monthly payments of **ONE HUNDRED AND SIXTEEN THOUSAND DOLLARS ONE HUNDRED AND THIRTY TWO DOLLARS AND FIFTY CENTS (\$116,132.50)** plus GST the first payment being due on 1 January 2025 and subsequent payments being due on the first day of each succeeding month and shall be subject to review in accordance with the provisions of the above Memorandum of Lease.

2. Right of Renewal

The Lessee is granted an additional right of renewal for a further period of THREE (3) years commencing on 1 January 2028 and expiring on 31 December 2030 and the annual rental shall be increased on each anniversary of the date of commencement of the extended term by an amount equal to two and a half per centum (2.5%) per annum of the annual rental payable during the immediately preceding twelve calendar month period. Otherwise such renewal upon and subject to the same terms covenants and conditions provisos and agreements as are contained in the Lease (as varied by this extension)

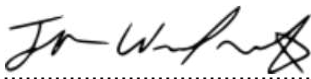
3. Costs

The Lessee will pay all legal costs in relation to this Extension of Lease.

4. Termination

The Lessee may terminate this Lease at any time by giving the Lessor no less than six months' notice.

EXECUTED by)
PARAFIELD PROPERTY HOLDINGS PTY)
LTD in accordance with the Corporations Act)
2001:)


.....
Director

James Woolcock
.....
Full Name


.....
Director/Secretary

Roger Neil Sexton
.....
Full Name

**If only 1 person has signed that person states that he/she is the sole director and sole secretary of the company.*

EXECUTED by)
GRIFFIN PRESS PRINTING PTY LTD in)
accordance with the Corporations Act 2001:)


.....
Director

Tsz Ying Tang
.....
Full Name


.....
Director/Secretary

Richard Celarc
.....
Full Name

**If only 1 person has signed that person states that he/she is the sole director and sole secretary of the company.*

If no variations then state "Not Applicable"

01/07/2025

DATED

CERTIFICATION **Delete the inapplicable*

Lessee

*The Certifier has taken reasonable steps to verify the identity of the lessee or his, her or its administrator or attorney.

*The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Certifier has retained the evidence to support this Registry Instrument or Document.

*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

<Name of certifying party>

<Capacity of certifying party>

for: <Company name>

on behalf of the Lessee

Lessor

*The Certifier has taken reasonable steps to verify the identity of the lessor or his, her or its administrator or attorney.

*The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

*The Certifier has retained the evidence to support this Registry Instrument or Document.

*The Certifier has taken reasonable steps to ensure that the Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signed By:

<Name of certifying party>

<Capacity of certifying party>

for: <Company name>

on behalf of the Lessor
