

LEASE
New South Wales
Real Property Act 1900

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PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Property leased: if appropriate, specify the part or premises

Folio 13/6510 known as 4 Dora Street, Hurstville

(B) LODGED BY

Document
Collection
Box

Name, Address or DX, Telephone and Customer Account Number if any

CODE

Reference (optional):

L

(C) LESSOR

GEORGES RIVER COUNCIL ABN 57 789 014 855

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) LESSEE

[REDACTED]

(F)

TENANCY:

(G) 1. TERM Two (2) years

2. **COMMENCING DATE** 23 December 2019

3. **TERMINATING DATE** 22 December 2021

4. With an **OPTION TO RENEW** for a period of Two (2) years plus one (1) year set out in clause s 15 and 16 of Annexure A

5. With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.

6. Together with and reserving the **RIGHTS** set out in clause N.A. of N.A.

7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** "A" and "B" hereto.

8. Incorporates the provisions set out in N.A.
No. N.A.

9. The **RENT** is set out in clause 3 of Annexure "A"

[REDACTED]

Reference Schedule

Item 1	Lease Term	Two (2) years from and including the Commencing Date and expiring on the Terminating Date.
Item 2	Commencing Date	23 December 2019
Item 3	Terminating Date	22 December 2021
Item 4	Rent (clause 3.1(a))	[REDACTED]
Item 5	Interest Rates on Overdue Payments (clause 3.3)	The rate of interest payable from time to time on Supreme Court judgment debts in accordance with the Rules of the Supreme Court of New South Wales.
Item 6	Permitted Use (clause 5.1)	Temporary accommodation [REDACTED]
Item 7	Public Risk Insurance (clause 8)	Not less than twenty million dollars (\$20,000,000.00) or such higher amount as reasonably required by the Lessor from time to time in respect of any single accident or event including the Lessee's indemnity under clause 9.2.
Item 8	Key Performance Indicators (clause 11)	As specified in the Memorandum of Understanding.
Item 9	First Option Term (clause 15)	Two (2) years from 23 December 2021
Item 10	Second Option Term (clause 16)	One (1) year from 23 December 2023

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STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

Property leased: if appropriate, specify the part or premises

Volume 4317 Folio 194 known as 6 Dora Street, Hurstville

(B) LODGED BY

Document
Collection
Box

Name, Address or DX, Telephone and Customer Account Number if any

Reference (optional):

CODE

L

(C) LESSOR

GEORGES RIVER COUNCIL ABN 57 789 014 855

The lessor leases to the lessee the property referred to above.

(D)

Encumbrances (if applicable):

(E) LESSEE

[REDACTED]

(F)

TENANCY:

(G) 1. TERM Three (3) years

2. COMMENCING DATE 1 August 2017

3. TERMINATING DATE 31 July 2020

4. With an **OPTION TO RENEW** for a period of N.A.
set out in clause N.A. of N.A.

5. With an **OPTION TO PURCHASE** set out in clause N.A. of N.A.

6. Together with and reserving the **RIGHTS** set out in clause N.A. of N.A.

7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** "A" hereto.

8. Incorporates the provisions set out in N.A.
No. N.A.

9. The **RENT** is set out in clause 3 of Annexure "A".



**SIGN
HERE**

REFERENCE SCHEDULE

Item 1 **Landlord**

GEORGES RIVER COUNCIL
of Civic Centre, MacMahon Street, Hurstville NSW 2220

Item 2 **Tenant**

[REDACTED]

Item 3 **Premises [clause 1.2(11)]**

Volume 4317 Folio 194 known as 6 Dora Street, Hurstville

Item 4 **Term**

Three (3) years commencing on 1 August 2017 (**Commencing Date**) and ending on 31 July 2020 (**Terminating Date**).

Item 5 **Rent [clause 3.1]**

[REDACTED]

Item 6 **Percentage Review Date [clauses 3.2 and 3.3]**

[REDACTED]

Item 7 **Market Review Date [clause 3.4]**

Not applicable.

Item 8 **Permitted Use - [clause 6.1]**

Youth community services.

Item 9 **Performance Security [clause 15]**

[REDACTED]



**SIGN
HERE**

[REDACTED]