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LEASE

New South Wales
Real Property Act 1900

Leave this space clear. Affix additional pages to the top left-hand corner.

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

PLEASE NOTE!!!
This form MUST be presented to the Office of State Revenue BEFORE lodgment at LPI.
[This notice will not appear on the printed form]

(A) **TORRENS TITLE**

Certificate of Title [insert details]
PART being the premises shown as "[insert details]" on the plan annexed marked "A" together with the right of way and easement referred to in Clauses 1 and 2 of Annexure "A".

(B) **LODGED BY**

Document Collection Box	Name, Address or DX and Telephone	CODE
	Reference:	L

(C) **LESSOR**

[insert details]
ABN

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

(D) Encumbrances (if applicable):

(E) **LESSEE**

ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION
ABN 67 505 337 385

(F) **TENANCY:** Single [blank field]

(G)
1. **TERM:** 50 years
2. **COMMENCING DATE:**
3. **TERMINATING DATE:**
4. With an **OPTION TO RENEW** for a period of 25 years set out in clause 29 of Memorandum AK980904
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 1 & 2 of Annexure "A"
7. Incorporates the provisions or additional material set out in **ANNEXURE(S)** N.A. hereto.
8. Incorporates the provisions set out in memorandum recorded in the Department of Lands, Land and Propert Information Division as No(s). AK980904
9. The **RENT** is set out in clause No. 5 of Memorandum AK980904

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DATE _____ Change Execution

(H) *From the list below select the required form of execution by the LESSOR.*

- ○ *Standard*
- ○ *Corporation With Seal*
- ○ *Corporation Without Seal*
- ○ *Attorney*
- ○ *Authorised officer of a corporation or of a government department or authority*

Change Execution

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the lessee.

Signature of witness:

Signature of lessee:

Name of witness:
Address of witness:

For execution by the Lessee see page 3

(I) **STATUTORY DECLARATION ***

I, _____

solemnly and sincerely declare that—

1. The time for the exercise of option to _____ in expired lease no. _____ has ended; and
2. The lessee under that lease has not exercised the option.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1900

and I certify this lease correct for the purposes of the Real Property Act 1900.

Made and subscribed at _____ in the State of New South Wales

on _____ in the presence of—

Signature of witness: _____ Signature of lessor: _____

Full name of witness: _____

Address of witness: _____

_____

Qualification of witness: *[tick one]*

- ☐ Justice of the Peace
- ☐ Practising Solicitor
- ☐ Other *[specify]* _____

* As the Department of Lands may not be able to provide the services of a justice of the peace or other qualified witness, the statutory declaration should be signed and witnessed prior to lodgment of the form at Land and Property Information Division.

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NOTE!!
The first and last pages of this annexure MUST be signed by the parties and any witness.

Annexure **A** to LEASE

Parties:

[insert details of Lessor] ABN[ ] and ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION ABN 67 505 337 385

Dated:

Text:

The Lessee shall have the benefit of the following rights:

1 A RIGHT OF WAY over the land shown as "[INSERT DETAILS]" on the plan annexed and marked "A" on the terms contained in clause 18(a) of Memorandum AK980904 filed in Land Registry Services.

2 An EASEMENT FOR ELECTRICITY WORKS over the land shown as "[INSERT DETAILS]" on the plan annexed and marked "A" on the terms contained in clause 18(b) of Memorandum AK980904 filed in Land Registry Services.

Certified correct for the purposes of the Real Property Act 1900 by the Lessee's attorneys who signed this dealing pursuant to the power of attorney specified.

Signed, sealed and delivered for ERIC Alpha Asset Corporation 1 Pty Ltd ACN 612 974 044, ERIC Alpha Asset Corporation 2 Pty Ltd ACN 612 975 023, ERIC Alpha Asset Corporation 3 Pty Ltd ACN 612 975 032, ERIC Alpha Asset Corporation 4 Pty Ltd ACN 612 975 078 and Blue Asset Partner Pty Ltd ACN 615 217 493 on behalf of Alpha Distribution Ministerial Holding Corporation pursuant to s. 36 of the Electricity Network Assets (Authorised Transactions) Act 2015 by its attorneys under power of attorney registered book 4853 no. 345

.....	.....
Signature of Attorney	Signature of Attorney
Electronic signature affixed by me or at my direction on the date below	Electronic signature affixed by me or at my direction on the date below
.....	.....
Print Name of Attorney	Print Name of Attorney
.....	.....
Date electronic signature affixed	Date electronic signature affixed
I certify that I am an eligible witness and that the Lessee's attorney signed this dealing in my presence[See note* below].	I certify that I am an eligible witness and that the Lessee's attorney signed this dealing in my presence [See note* below].
.....	.....
Signature of Witness	Signature of Witness
.....	.....
Print Name of Witness	Print Name of Witness
.....	.....
Print address	Print address
.....	.....
Date electronic signature affixed	Date electronic signature affixed

*S117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation

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