

D208270.7 L

LEASE

Land Transfer Act 1952

This page does not form part of the Lease.

Lease Intended for Use in Conjunction with Memorandum

LEASE

Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

North Auckland

Certificate of Title No. All or Part? Area and legal description — *Insert only when part or Stratum, CT*

6A	760	All	
----	-----	-----	--

Lessor Surnames must be underlined

EDNA THELMA JUANITA ABERLEY of Auckland, Widow, SURAJ KESHVARA Student and RITA KESHVARA Management Consultant both of Auckland as tenants in common
Continued on Page 2 Annexure Schedule

Lessee Surnames must be underlined

EDNA THELMA JUANITA ABERLEY of Auckland, Widow

Estate or Interest: Insert e.g. Fee simple; Leasehold in Lease No. etc.

fee simple and leasehold

Term

999 years commencing on the 23rd day of October 19 97

Rental

10 cents per annum payable yearly in advance if demanded in writing by the Lessors before the commencement of the year for which it is payable.

Operative Clause

In consideration of payment of the rent the Lessors lease to the Lessee and the Lessee accepts on lease the flat to be held by the Lessee as lessee subject to the restrictions, conditions, and covenants set out in Memorandum Number 1995/4005 registered in the Land Registry Office for the above district together with the restrictions, conditions, and covenants contained in the attached Annexure Schedule all relating to the land in the above Certificate(s) of Title.

Dated this 23rd day of October 19 97

Attestation

✓ E. J. Aberley,	Signed in my presence by the Lessor Signature of Witness <u>Wayne Richardson</u> Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name <u>WAYNE RICHARDSON</u> Occupation <u>Member</u>
	Address <u>18a Keptin Ave Epsom</u>
Signature, or common seal of Lessor	
✓ E. J. Aberley,	Signed in my presence by the Lessee Signature of Witness <u>Wayne Richardson</u> Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name <u>WAYNE RICHARDSON</u> Occupation <u>Member</u>
	Address <u>18a Keptin Ave Epsom</u>
Signature, or common seal of Lessee	

Certified correct for the purposes of the Land Transfer Act 1952
 Certified that no lease duty is payable by virtue of Section 35(1) of the Stamp and Credit Duties Act 1971.
 (DELETE IN APPLICABLE CERTIFICATE)
 REF: 4140

Wayne Richardson
 Solicitor for the Lessee

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Lease

Dated 23rd October 1997

Page 5 of 5 Pages

Continuation of Attestation:

SIGNED by the said
PHILIP RALPH WHITEN
as Lessor in the
presence of:-

P.R. Whiten

AJ Whiten
104 Regency Cres
Redwood
Christchurch S.
Housewife
Angela Joan Whiten

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

S. S. J. [unclear]
[unclear]
[unclear]
[unclear]
P.R. Whiten
AJ Whiten

Insert below
"Mortgage", "Transfer", "Lease" etc

Lease Dated 23rd October 1997 Page 4 of 5 Pages

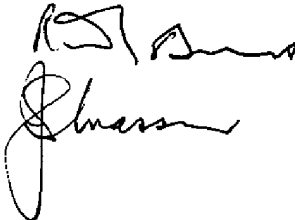
Continuation of Attestation:

SIGNED by the said
SONIA JEAN SENIOR and
JOHN LAWRENCE SENIOR
as Lessor in the
presence of:-



John Graham Turrall, Solicitor
17 Second Avenue, Stanley Point
Auckland

SIGNED by the said
ROBERT DAVID GRAHAM BURT
and JOHN BARRY MASSAM
as Lessor in the
presence of:-



~~John Graham Turrall~~
JOCELYN BANKS
Secretary
Auckland

SIGNED by the said
NEIL GLADDEN and
MEREDITH GLADDEN
as Lessor in the
presence of:-



John Graham Turrall, Solicitor
17 Second Avenue, Stanley Point
Auckland

SIGNED by the said
HASMUKH PATEL
as lessor in the
presence of:-



John Graham Turrall, Solicitor
17 Second Avenue, Stanley Point
Auckland

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

S. D. G. Collier
John Lawrence Senior
Robert David Graham Burt
John Barry Massam
Neil Gladden
Meredith Gladden
Hasmukh Patel
John Graham Turrall
P. R. ...
...

Annexure Schedule

Insert below
"Mortgage", "Transfer", "Lease" etc

Lease Dated 23rd Oct 1997 Page 3 of 5 Pages

Continuation of Attestation:

SIGNED by the said
SURAJ KESHVARA and
RITA KESHVARA
as Lessor in the
presence of:-

S. Keshvara
R. Keshvara

John Graham Turrall, Solicitor
17 Second Avenue, Stanley Point
Auckland

SIGNED by the said
KACABA SOUTHPAC LIMITED
as Lessor in the
presence of:-

[Signature]
Director

John Graham Turrall, Solicitor
17 Second Avenue, Stanley Point
Auckland

SIGNED by the said
DONALD WILLIAM HAMILTON
as Lessor in the
presence of:-

[Signature]

John Graham Turrall, Solicitor
17 Second Avenue, Stanley Point
Auckland

SIGNED by the said
COLLEEN RICHARDSON
as Lessor in the
presence of:-

Richardson

John Graham Turrall, Solicitor
17 Second Avenue, Stanley Point
Auckland

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

[Signatures and initials of parties and witnesses]

Annexure Schedule

LEASE

Dated 23rd October 1997

Page 2 of 5 Pages

Additional Lease Details

Description of flat: Flat 1 and garage/carport 1 ~~together~~ together with patio and Locker 1 on DP 57602

Restricted area: That part of the land on DP 57602 ~~described~~ described as "Stairs & Entrance Hall" between Flats 7 & 2 and Flats 6 & 1

Common area: That part of the land ~~surrounding~~ surrounding the

Continued below

Land share: A one tenth share

~~Maximum number of vehicles for which development area~~

Continuation of Lessor:

in equal shares, KACABA SOUTHPAC LIMITED at Auckland, DONALD WILLIAM HAMILTON of Drury, Businessperson, COLLEEN RICHARDSON of Auckland, Shop Proprietor, JOHN LAWRENCE SENIOR Manager and SONIA JEAN SENIOR Married Woman both of Auckland, ROBERT DAVID GRAHAM BURT Executor and JOHN BARRY MASSAM Executor both of Auckland, NEIL GLADDEN Computer Analyst and MEREDITH GLADDEN Pharmacist both of Auckland, HASHMUKH PATEL of Auckland, Electronic Engineer and PHILIP RALPH WHITEN of Auckland, Fireman

Continuation of Common area:

flats, porches, patios, spiral staircases, lockers, carports, stairs and entrance halls described and depicted on Deposited Plans 54694 and 57602 but only for the purposes of access for vehicles or pedestrians or the recreation of the Lessees.

Further clauses:

Clauses 10 and 11 of the Lessees' covenants are hereby deleted and Clauses 10 and 11 hereinafter appearing are inserted in substitution therefore:

- 10. USE OF RESTRICTED AND COMMON AREAS
Not without the written consent of the Lessors to use or enjoy, in any way, any part of the said land except:
 - (a) the flat, carport, locker and patio,
 - (b) that part of the land described as "Stairs & Entrance Hall" between Flats 7 & 2 and Flats 6 & 1,
 - (c) that part of the land described on Page 2 Annexure Schedule as common area.
- 11. PRESERVATION OF LESSEES RESTRICTED AREA:
To keep, at all times all that part of the said land and all amenities thereon relating to the flat described on Page 2 Annexure Schedule as restricted area in a neat and tidy condition and in good repair.

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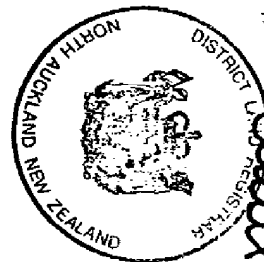
[Handwritten signatures and initials of parties and witnesses]

Land Transfer Act 1952

Law Firm Acting

J G TURRALL
BARRISTER & SOLICITOR
PO BOX 106-055
DOWNTOWN, AUCKLAND

Auckland District Law Society
REF. 4140



PARTICULARS ENTERED IN REGISTER
LAND REGISTRY (O.P.F.)
ASST LAND REG. OFF. (P. 2)

David



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(except for "Law Firm Acting")