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Land Transfer Act 1952

This page does not form part of the Lease.

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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*

239

274

All

Lessor Surnames must be underlined

YUK KING CHAU, Merchant and CHUNG CHUEN CHAN NG, Merchant and ROCKY TIN YU NG, Student, all of Auckland

Lessee Surnames must be underlined

YUK KING CHAU, Merchant and CHUNG CHUEN CHAN NG, Merchant and ROCKY TIN YU NG, Student, all of Auckland

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

Fee Simple

Term

999 years commencing on the 29 day of July 19 96

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 29 day of July 19 96

Attestation

<p>Signature, or common seal of Lessor</p> <p><i>[Handwritten signatures]</i></p>	<p>Signed in my presence by the Lessor</p> <p>Signature of Witness <i>[Handwritten signature]</i></p> <p>Witness to complete in BLOCK letters (unless typewritten or legibly stamped)</p> <p>Witness name JANET HUI</p> <p>Occupation CONSULTANT</p> <p>Address 18 HIGH ST., AUCKLAND</p>
<p>Signature, or common seal of Lessee</p> <p><i>[Handwritten signatures]</i></p>	<p>Signed in my presence by the Lessee</p> <p>Signature of Witness <i>[Handwritten signature]</i></p> <p>Witness to complete in BLOCK letters (unless typewritten or legibly stamped)</p> <p>Witness name JANET HUI</p> <p>Occupation CONSULTANT</p> <p>Address 18 HIGH ST., AUCKLAND</p>

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 Cheque Duties Act 1971.

(DELETE IN APPLICABLE CERTIFICATE)

REF. 2140

[Handwritten signature]

Solicitor for the Lessee

Annexure Schedule

LEASE

Dated

29 July 1996

Page

of

Pages

Additional Lease Details

Description of flat: Flat 1 ~~and 2~~ on DP 174417

Restricted area: That part of the land on DP 174417 marked "A"

Staged development area: That part of the land on DP 174417 marked "B"

Common area: That part of the land on DP 174417 marked "Common Area"

Land share: A one half share

Maximum number of dwelling units for staged development area: 1

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.

周玉强

吴鍾鏞

REGISTERED IN DUPLICATE

Approved by Registrar-General
of Land under No. 1995/3002

LEASE

Land Transfer Act 1952

Composite C.T. 107A, 367 Issued
Includes a $\frac{1}{2}$ share in fee simple

ALL

(2F) XL - \$115.00

Law Firm Acting
GLAISTER ENNOR SOLICITORS <u>AUCKLAND</u>

Auckland District Law Society
REF 4140

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

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PARTICULARS ENTERED IN THE
LAND REGISTRY NO. 107A, 367
ASST LAND REGISTRAR
274

