D427579.4 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***
106B	760	All	

Lessor *Surnames must be underlined*

Lim Young & Co Limited

Lessee *Surnames must be underlined*

Lim Young & Co Limited

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

Fee simple

Term

999 years commencing on the 1st day of August 19 99

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 4th **day of** August 19 99

Attestation

Lim Young & Co Limited by its Directors ..... Bing Young ..... BEN YOUNG Signature, or common seal of Lessor	Signed in my presence by the Lessor Signature of Witness **Witness to complete in BLOCK letters** *(unless typewritten or legibly stamped)* Witness name Occupation Address
Lim Young & Co Limited by its Directors ..... Bing Young ..... BEN YOUNG Signature, or common seal of Lessee	Signed in my presence by the Lessee Signature of Witness **Witness to complete in BLOCK letters** *(unless typewritten or legibly stamped)* Witness name Occupation Address

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 INAPPLICABLE CERTIFICATE)

REF 4143

Solicitor for the Lessee

Annexure Schedule

LEASE Dated 4th August 1999 Page 2 of 2 Pages

Additional Lease Details

Description of flat: Flat 1 ~~and garage and carport~~ on DP 197269

Restricted area: That part of the land on DP 197269 marked "A"

~~**Staged development area:** That part of the land on DP ~~ ~~marked ~~

Common area: That part of the land on DP 197269 marked "Common Area"

Land share: A half share

Maximum number of dwelling units for staged development area: Nil

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.

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

REGISTERED IN DUPLICATE

LEASE

Land Transfer Act 1952

PRODUCED
ENTERED
3.52 06 SEP 99 D 427579.4
PARTICULARS ENTERED
LAND REGISTRY

Law Firm Acting

Auckland District Law Society
REF. 4140

REGISTRAR-GENERAL OF LAND NEW ZEALAND

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